CITY *of* CALABASAS

2030 General Plan

2021-2029 HOUSING ELEMENT

DRAFT

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City of Calabasas 2030 General Plan
Chapter V. Housing Element

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V.A Introduction

State housing element statutes (Government Code Sections 65580-65589.8) mandate that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, State housing policy rests largely upon the effective implementation of local General Plans and in particular, local Housing Elements. Housing element statutes also require the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law.

California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for developing and assigning these regional needs, or "RHNA", to Southern California jurisdictions. Pursuant to the RHNA planning period and consistent with State Law, the Calabasas Housing Element is an eight-year plan extending from 2021-2029.

Calabasas' Housing Element identifies strategies and programs that focus on: 1) conserving and improving existing housing; 2) providing adequate housing sites; 3) assisting in the provision of affordable housing; 4) removing governmental constraints to housing development; and 5) promoting fair and equal housing opportunities.

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Public Participation

The City of Calabasas solicited input from the public throughout the Housing Element update process. As required by State law, all economic segments of the community were provided an opportunity to review and comment on the Housing Element. As part of the development of the Housing Element, which also requires revisions to the Safety Element, the City implemented the following public outreach program.

Public Outreach & COVID-19

Much of the Housing Element update process occurred during the COVID-19 pandemic. Restrictions on public gatherings prevented the City from holding traditional public workshops. Instead, the city utilized online engagement tools, including a community survey, virtual community workshops and stakeholder meetings, and online documents to provide opportunities for the community to share their feedback.

Housing Element Website

A City website specifically for the Housing Element update was established to provide: 1) an overview of the Housing Element process; 2) FAQs; 3) allow for citizen input on potential housing sites and for providing other comments to the City; and 4) to announce future events (i.e., workshops, survey). In addition, presentations from public outreach meetings were available for viewing, and documents related to the Housing Element were linked to the website, including the results of the Housing Element and Senior Needs surveys. This is the webpage link:

2021-2029 Housing Element Update | City of Calabasas, CA

Public Study Sessions

The City's Housing Element update process was initiated with the Calabasas Planning Commission "Housing Element 101" teleconference study session on July 16, 2020, which informed the Commission members and the Calabasas community of the proposed update of the Element. In addition to the information provided by the City team, a representative of the State Department of Housing and Community Development (HCD) presented information on the new Housing Element sites requirements, and responded to questions.

A second public study session was held before the Planning Commission on October 15, 2020 to discuss the results of the online survey (see page V-4) and input received at the Community Workshop (discussed below). The Commission provided staff with direction on potential Housing Element sites, and requested staff return to a future meeting to

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finalize the housing sites inventory based on feedback from the community and Commissioners.

A third public study session was held before the Planning Commission on February 4, 2021. Staff presented the Commission with two options ("A" and "B") of housing inventories that incorporated different strategies to address the RHNA, and the Commission unanimously stated a preference for Option A, which employed a strategy focused on infill and redevelopment.

On March 18, 2021, the City Council conducted a study session to review feedback from the Planning Commission and the general community, and to provide direction to staff on finalizing the Housing Element sites inventory.

Public Workshop

On September 30, 2020, City Community Development Department staff conducted a virtual community workshop to solicit public input on the Housing Element update. Sixteen members of the public participated in the workshop, and provided feedback via on-line polling, question and answers, and voting on 28 potential sites. The following summarizes input received at the workshop.

- Housing for Calabasas' workforce was identified as the community's most important housing need, followed by housing for seniors and housing for families with children.
- There was strong support to address the RHNA through intensification of uses along Calabasas Road/East Village, followed by transitioning office and business park uses in the Las Virgenes/Mureau Road area and the Agoura Road/West Village corridor.
- The following potential housing sites received the greatest number of votes:
  - Old Town office buildings *(included in sites inventory)*
  - Parking lot next to City Hall *(included in sites inventory)*
  - Office buildings next to Post Office
  - Old golf course driving range on Calabasas Road
  - 3 office buildings on Calabasas Road *(included in sites inventory)*
- The office building on Mureau Road (already zoned Mixed Use) was a new site suggested by a member of the public, which was added to the Housing Element sites inventory.

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The community workshop is available for viewing on the Calabasas Housing Element website under the "Get Involved" tab. A summary of feedback received at the workshop is included in Appendix F.

Public Noticing

Notices for the study sessions and community workshop were posted on the City website and project webpage, on the City's social media accounts, and a press release included in the City's e-newsletter. Direct invitation letters and emails were sent to local housing service providers and stakeholders. Announcements regarding the community workshop were made at City Council and Planning Commission meetings, and a postcard was mailed to every household in the City.

Housing Element Surveys

Another component of the outreach effort was the Housing Needs Survey, posted on the City's website from August 24 – September 30, 2020. A total of 913 completed surveys were received.[1] The following summarizes some of the primary input received from the housing needs survey, with the complete survey results included in Appendix F.

- The following were identified as the top three housing priorities (out of 6):
  - Housing concentrated within existing developed areas and/or cluster/compact housing in order to preserve surrounding open space
  - Encouraging the maintenance and rehabilitation of older housing stock
  - Creating mixed-use (commercial/office and residential) projects in the community that encourage walkable neighborhoods and reduce dependency on automobiles

- The following were identified as the top three housing development strategies (out of 7):
  - Redevelop over time the office and business park uses in the **Agoura Rd/ Las Virgenes** corridor to a mix of office, retail and residential uses
  - Redevelop over time office/business park uses in the **Las Virgenes/ Mureau** area to a mix of office, retail and multi-family residential uses
  - Redevelop and intensify existing uses along **Calabasas Road/ East Village** to create a mix of office, retail, and residential uses

- The following were common write-in comments on strategies to create more housing opportunities:
  - Don't build on open space areas - keep as much open space as possible

[1] The response level of the survey provides a 99% confidence level the results fall within a 5% margin of error to apply to the entire Calabasas population.

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- Annex Craftsman Corner and explore as an option for affordable housing
- We need more senior housing
- Agoura Road/Las Virgenes corridor has strong potential for development

In order to solicit input from one of Calabasas' most vulnerable populations – senior citizens – the City conducted a Senior Housing Needs survey. This survey was distributed in the following ways:

- Posted on the Housing Element Update webpage and City main page
- Emailed the survey link to the Savvy Seniors
- Emailed the survey link to members signed up for the Senior Center updates
- Hard copies distributed to senior housing complexes and Calabasas Village Mobile Estates

A total of 324 senior citizen residents completed the Senior Housing Needs Survey. Highlights of the survey responses include:

- 73% of respondents visit the Senior Center and/or receive the City's E-News
- 59% did not think adequate information was provided about housing programs for seniors such as senior housing, rental assistance, and help with housing maintenance
- On scale of 1-5 (5 being highest), senior housing near medical facilities and shopping in Calabasas received an average score of 3.87, followed by additional affordable senior housing (3.35).
- 25% of respondents would like information on how to provide an ADU on their property

Relationship to Other General Plan Elements

The Calabasas 2030 General Plan is comprised of the following eleven elements: Land Use; Circulation; Housing; Conservation; Open Space; Parks and Recreation; Noise; Safety; Community and Economic Design; Cultural Resources; and Communications, Technology and Infrastructure. The City's 2008-2014 Housing Element was developed in conjunction with the 2030 General Plan and, as such, was entirely consistent with the policies and proposals set forth by the Plan. The subsequent 2014 – 2021 Housing Element update was likewise prepared and adopted so as to be entirely consistent with the policies and proposals set forth by the other ten elements of the 2030 General Plan. The current 2021-2029 Housing Element update maintains this internal General Plan consistency. Whenever any element of the General Plan is amended in the future, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency among General Plan elements.

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Resources for Program Implementation

Calabasas has one primary funding source available for implementation of Housing Element programs – the Affordable Housing Fund, generated from inclusionary housing in-lieu fee and commercial affordable housing impact fee revenues. The Housing Element recommends allocation of the current $1.65 million Affordable Housing Fund balance towards Affordable New Construction and the Home Repair/ADU Assistance Program. Other funding resources include Community Development Block Grant, which funds the Single-Family Rehabilitation Program, and General Fund monies, which fund the Rental Assistance Program. In addition, the City will continue to generate modest levels of inclusionary in-lieu and commercial affordable housing impact fee revenues which will further support affordable production and preservation activities.

V.B Residential Sites Analysis

California Housing Element law requires that each jurisdiction develop local housing programs to meet their "fair share" of existing and future housing needs for all income groups. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction's projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units needed to accommodate forecasted household growth, as well as units needed to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate.

In the Southern California region, the agency responsible for assigning these regional housing needs to each jurisdiction is the Southern California Association of Governments (SCAG). The regional growth allocation process begins with the State Department of Finance's projection of Statewide housing demand, which is then apportioned by the State Department of Housing and Community Development (HCD) among each of the State's official regions. For the 6th cycle Housing Element planning period of 2021-2029, SCAG was allocated a total housing need for 1.34 million new housing units.

SCAG has determined the projected housing needs throughout its region for the 6th cycle Housing Elements, and has allocated this housing need to each jurisdiction by income category. This Regional Housing Needs Assessment (RHNA) represents the minimum number of new housing units each community must plan for by providing "adequate sites" through general plan and zoning. An important component of the Housing Element is the identification of adequate sites for future housing development to address the City's RHNA. Calabasas' 2021-2029 RHNA allocation is 354 total units, distributed among the following income groups: 66 extremely low income; 66 very low income; 71 low income; 70 moderate income; and 81 above moderate-income units.

The City plans to fulfill its share of regional housing needs using a combination of the following methods:

- Residential projects with development entitlements;
- Vacant single-family residential sites;
- Multi-family residential and mixed-use opportunity sites; and
- Accessory dwelling units.

Calabasas' residential sites capacity from the above sources provides for approximately 1,200 additional units, including sites suitable for development of 318 lower income

(which includes both very low income and low income), 17 moderate income and 865 above moderate-income units, reviewed in detail in the following narrative. A parcel-specific site inventory and site maps are included in Appendix C.

Projects with Entitlements

Calabasas currently has one residential project with development entitlements that will contribute towards addressing its future RHNA needs during the 6th cycle Housing Element as presented in **Table V-1**.

Table V-1
Residential Projects with Entitlements
(Occupancy post June 30, 2021)

Project Name	Total Units	Very Low Income	Market Rate
Calabasas Creekside Apartments (Raznick)	42	5	37

Source: Calabasas Community Development Department, 2021.

Calabasas Creekside Apartments (previously "Raznick Mixed Use") involved rezoning a 1.92-acre Commercial Office (CO) site to Commercial Mixed Use (CMU) to allow for replacement of an existing 2-story office building with 42 residential units (age restricted for residents 55 years old or greater), surface level parking and indoor/outdoor common space. The applicant received a height concession and density bonus for providing five (10%) very low-income units. The project also includes a 1,590 square-foot commercial/retail building along Park Sorrento.

Vacant Single-Family Residential Sites

The City's 2030 General Plan included a parcel-specific inventory of all vacant residential land in Calabasas. The inventory is hereby updated for the 2021-2029 Housing Element. The land survey documents a total of 112.3 vacant residential acres

designated for single-family residential use, summarized in **Table V-2**, with parcel specific details provided in the Appendix.

Table V-2
Vacant Single-Family Residential Sites

Zoning Category	Density	Acreage	Unit Potential
Hillside Mountainous (HM)	1 unit/40 acres	65.4 acres	18
Rural Residential (RR)	1 unit/10 acres	42.1 acres	10
Residential Single-Family (RS)	6 units/acre	4.8 acres	16
Total		**112.3 acres**	**44 units**

Notes:
1. For single-family residential zoned areas (HM, RS, and RR zones), estimated build-out is based on one dwelling per existing legal lot.
2. Vacant lots zoned Rural Community (RC) have not been included in the sites inventory as most are undevelopable due to a variety of significant site constraints, and thus realistic unit potential is minimal.

Although the majority of the vacant acreage in Calabasas is in the Hillside/ Mountainous (HM) district, only relatively few numbers of units can be developed in HM areas due to severe physical constraints, lack of roads and sanitary sewers, and safety issues. Other vacant single-family land is limited to areas designated Rural Residential (RR), also subject to significant development constraints related to topography and access. Less than five acres of vacant, unconstrained Residential Single-Family (RS) land remains in Calabasas, supporting densities up to 6 units/acre. In total, approximately 44 new single-family housing units can be developed on sites that have not already received land use entitlements.

Multi-family Residential and Mixed-Use Opportunity Sites

The Calabasas 2030 General Plan identified the following three distinct areas as appropriate for long-term transition to relatively high intensity, pedestrian-oriented environments with an integrated mix of commercial and residential uses:

- **West Village –** The Agoura Road corridor is currently dominated by office and business park uses. The Land Use Plan's vision is to transition the corridor to a mix of office, retail, and residential uses that creates a village ambiance and strong "sense of place." Approximately 80 acres are designated for mixed use in the West Village area.

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- **East Village** – The approximately 80-acre mixed use area along both sides of Calabasas Road provides an opportunity for redevelopment and intensification of existing uses to create a mix of office, retail, and residential uses to complement the uses in Old Town Calabasas and to provide the impetus for creating a pedestrian-oriented "city center" and gathering place.
- **Las Virgenes/Mureau Road** – City Hall, including the City library, vacated its original Business Park location when the new Calabasas Civic Center and Library opened in 2008. The General Plan envisions the 28 acres of existing office/business park uses in this area transitioning to an integrated mix of office, retail, and multi-family residential uses.

Each of these areas are designated commercial mixed-use (CMU) in the 2030 General Plan, allowing for residential densities up to 20 units/acre, in addition a specified floor area ratio for the non-residential component. The CMU zone requires all projects to include a residential component that constitutes as least 20 percent of the overall floor area, with CMU 1.0 requiring a minimum 50 percent residential. Two sites previously developed with commercial uses were rezoned from Commercial Office to Commercial Mixed Use - the prior Calabasas Inn site which was developed with the 80-unit Avanti project, and most recently, an office building on Park Sorrento, which was approved and entitled for redevelopment as a 42-unit project (Calabasas Creekside Apartments).

For purposes of identifying properties suitable for intensification during the 6th cycle Housing Element, City staff conducted a land use survey of parcels in the commercial mixed-use (CMU) and residential multi-family (RM) zoning districts. Parcels were identified based on the following criteria: 1) significant underutilization of permitted density or floor area (FAR); 2) existing use approximately 30+ years old, surface parking lot, or vacant site; 3) low building to land value ratio; 4) developer and/or property owner interest. The City developed an inventory of potential mixed use and multi-family sites in the fall of 2020, and continued to refine this inventory based on input from the community, Planning Commission and City Council.

As summarized in Table V-3 and depicted in the Sites Map which follows, twelve sites totaling approximately 84 acres of RM and CMU designated parcels met the City's sites criteria and were identified as suitable for development within the 2021-2029 planning period. These include a balance of CMU sites in the East Village, West Village, and Las Virgenes/Mureau Road areas, as well as three RM sites, and one CMU site in Craftsman Corner to be annexed into the City. Each of these sites is described in the narrative which follows, with parcel specific site inventories and maps included in the Appendix to the Element.

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Table V-3
Multi-family and Mixed-Use Housing Opportunity Sites

Site No.	Site Description	Acres	Existing Zoning	Affordable Housing Overlay	Net Unit Potential
1	Raznick Office Building[1]	1.93	CMU .95	No	42
2	Rancho Pet Kennel	6.84	RM (12)	No	60
3	Private Parking Lot	1.96	CMU .95	Yes	78
4	Old Town Vacant Site	0.96	CMU 1.0	Yes	48
5	Las Virgenes Shopping Center	0.88	CMU .60	Yes	36
6	Church	2.47	RM (16)	Yes	99
7	Downtown Offices	1.34	CMU .95	Yes	54
8	Avalon Apartments	30.5	RM (16)	No	71
9	Agoura Road Offices	2.78	CMU .60	Yes	111
10	Mureau Road Offices	1.59	CMU .60	Yes	64
11	Commons Shopping Center	25.0	CMU .95	Yes	202
12	Craftsman Corner	9.8	CMU .95	No	196
Total Opportunity Sites		**84.12**			**1,019**

[1] Site has an approved project and already accounted for under Table V-1, and therefore not included in the total acreage or unit count in this Table.

Affordable Housing Overlay Sites

Based on past performance, the average rate of production for affordable housing in Calabasas is approximately 10% of new development, resulting from requirements under the City's inclusionary housing ordinance. At a rate of 10%, the City would need to develop a housing inventory with enough feasible sites to accommodate approximately 3,000 new residential units, which would yield the 300 affordable units needed to meet the City's RHNA allocation for very low-, low- and moderate-income households.

In order to increase the production of affordable housing, and reduce the total need for additional residential units, Calabasas intends to adopt an Affordable Housing Overlay (AHO) zone in conjunction with the 6th cycle Housing Element. The overlay would layer on top of the base zoning regulations, leaving in place the option to develop under the base zoning, but providing the opportunity to develop to a greater intensity in exchange

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Figure V-1

for providing a given percentage of affordable units without the requirement for a General Plan amendment or zone change.

The City has identified eight sites for designation with an Affordable Housing Overlay: seven with a mixed-use base zone, and one with a base zone of RM-16. The City contracted with an economic consultant to confirm the affordability requirements in the Overlay are adequately offset by the added density to ensure development projects are financially feasible (refer to Appendix D for the complete economic feasibility analysis). Based on the analysis, the Affordable Housing Overlay would allow for 20 – 40 units/ acre on designated sites in exchange for inclusion of the following amounts of affordable units:

- Rental projects: 25% lower income units (min. ¼ very low income)
- Ownership projects: 25% moderate income units

In addition, the Housing Overlay will include an option for affordable senior housing, allowing for densities of 20 – 50 units per acre for projects with 100% lower income units.

Implementing regulations will be created for the Affordable Housing Overlay zone which establish objective development standards and ministerial review processes, to include the following:

- Increased densities
- Increased height limits
- Increased floor area ratios
- Reduced project-specific open space standards

For purposes of identifying unit capacities on the AHO sites, seven of the sites are assumed to develop at the 40 unit/acre density, with one site assumed to develop with senior housing at the permitted 50 units/acre. As with any other residentially zoned property, property owners utilizing the affordable housing overlay are also eligible for further density increases and incentives available under State density bonus law.

Office Conversion Sites

It should be noted that three sites in the inventory are developed with existing older office buildings (sites 7, 9 and 10). A recent CoStar office report of the Calabasas/ Westlake Village submarket indicates office vacancies have been on the rise over the past year and are presently at 12%, and vacancy rates are projected to increase to over 13% in 2022. The report indicates the submarket has seen very little in the way of new

office inventory during the past decade, and no new space is under construction. (Relatedly, in the City of Calabasas no new office development projects have been entitled in more than ten years, and no new office projects are pending.) Available sublease space as a percent of the total office inventory, at 3.1%, has more than doubled since the onset of the pandemic. (Refer to Appendix E for a copy of the Report).

The three office sites identified in the inventory total approximately 150,000 square feet, representing just seven percent of the total 2.6 million square feet in office inventory in Calabasas. The market supports the conversion of underutilized office space to residential, as evidenced by redevelopment of the two-story Raznick office building with the 42-unit Calabasas Creekside Apartments. The City supports the conversion and/or redevelopment of excess office inventory to residential, and has included a program in the Element to facilitate the repurposing of office space to residential.[2]

Housing Opportunity Site Descriptions

- **Site 2** is a 6.6-acre site partially developed with the Rancho Pet Kennel. While the northern portion of the site is hilly, a sizable flat area of approximately 4 acres is readily buildable, and the property owner has been in recent discussions with the City about development. The existing kennel facility consists of an 800 square-foot main house over 60 years in age, and a series of peripheral structures which house the dogs and serve as storage. County Assessor records indicate the value of site improvements comprise just one percent of the property's total assessed value, further indicating the existing uses are economically obsolete. In terms of potential environmental constraints, because the site is located within 500 feet of a freeway, the General Plan will require a health risk analysis to demonstrate residents would not be exposed to health risks exceeding SCAQMD standards. In addition, the General Plan will require mitigation to achieve acceptable interior noise levels, and depending on the layout of the project, may also require mitigation for exterior noise.

[2] *https://www.archpaper.com/2019/12/los-angeles-defunct-office-buildings-residential-conversions/*
One advantage of reusing a commercial building is the relative openness of its plan. New living areas can be planned and fitted into the office open space, using simple lightweight partition walls. Large open office spaces usually surround a service core. The core contains lifts, plumbing, bathrooms and equipment. Wet areas such as kitchens, bathrooms and laundry can be located against the core and easily connected to the building services and systems. It is even possible for some office building floors to have part of their outside walls removed and refitted inside the floor slabs, which creates open-space balconies and gardens.

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- **Site 3** is a 1.96-acre parcel adjacent to Calabasas City Hall and currently improved as a private surface parking lot. The parking lot provides overflow parking spaces for City Hall employees, Senior Center visitors, and employees in the office buildings across the street. The General Plan designates the site for mixed use, and the property owner is very interested in developing the site with housing and hosted a Community Development Forum to solicit public input prior to submittal of a formal application. The site is located in the heart of the City's downtown and, with the lone improvement being a parking lot, would require only minor demolition and development preparation. Additionally, the existing parking offered by this site would need to only be partially replaced upon redevelopment because it serves as overflow only.

- **Site 4** is a vacant, one-acre parcel located on the north side of Calabasas Road on the eastern edge of Old Town Calabasas, and was included in the City's 4th and 5th cycle Housing Elements. The site is flat and well situated to infill development, located less than ¼ mile to transit and shopping, including a grocery store. The General Plan designates the site as Mixed Use 1.0, providing residential uses at densities of 20 units per acre, as well as accommodating commercial uses at a combined intensity up to 1.0 FAR. The Mixed Use 1.0 designation requires residential uses to constitute a minimum 50% of the overall project floor area.

- **Site 5** is an underutilized commercial property comprised of two adjacent parcels under common ownership totaling 39,300 square-feet. The main parcel, abutting Las Virgenes Road, is 28,700 square-feet and is developed with a 12,100 square-foot commercial building (shopping center) and a portion of the associated parking lot. The second parcel is 10,625 square feet and houses the remainder of the parking lot for the shopping center. The existing building is currently occupied by a variety of commercial uses such as restaurants, a laundromat, a liquor store, etc. The building dates from 1965, is in poor physical condition, and fails to meet current building codes. Additionally, the current zoning designation of CMU permits a floor area ratio (FAR) of 0.6, compared to the existing developed FAR of just 0.4.

- **Site 6** consists of a single, 2.5-acre parcel located at 4235 Las Virgenes Road. Roughly one-third of the property is currently developed with the Calabasas Presbyterian Church. Approximately one acre of the site is occupied by three prefabricated, temporary buildings dating from 1991 and totaling 7,650 square-

feet, a 400 square-foot shed constructed in 1963, and the Church parking lot. The remaining 1.5 acres of the site is undeveloped. The site is zoned RM-16 and allows for a site coverage of 55%. With an existing FAR of 0.1 and site coverage of just 8.8%, this site is significantly underutilized. Additionally, the four structures are functionally obsolete and the City does not anticipate that the buildings have a much longer functional life span. City Planning staff fielded an inquiry regarding development of multi-family residences on the undeveloped portion of this site. In such a scenario where only the remaining undeveloped portion of the site would be developed, and as allowed under the current zoning, the site could still accommodate approximately 24 dwelling units in addition to the existing four buildings. Considering the age of the buildings and how greatly underutilized this site is, potential for redevelopment or partial redevelopment is high.

- **Site 7** is a 1.3-acre site located in the East Village mixed use area developed with a 53,000 square-foot, two-story office building. The building is 35+ years in age, does not comply with current building codes and is considered sub-standard when compared to the existing office buildings across the street and elsewhere in the area. This site occupies the center portion of the East Village where, as stated in the 2030 General Plan, opportunities for more of a pedestrian-focused downtown environment are unmet. Planning staff has fielded inquiries from developers interested in purchasing this and adjacent parcels and redeveloping the properties in compliance with the General Plan policies and the CMU 0.95 zoning.

- **Site 8** is a 30.5-acre site located just north of the intersection at Las Virgenes Road and Lost Hills Road, developed with a 600-unit apartment complex. The apartment complex is made up of 23 two-story residential buildings, indoor and outdoor amenities, surface level parking with covered (simple carports) and uncovered spaces. The surface parking lot represents underutilized areas of the site that can accommodate at least 71 new multi-family residential units in several three-story buildings. The three-story design allows the development to replace surface level parking with tuck-under parking, and other portions of the property can easily be reconfigured to provide necessary parking in a more efficient manner. The property owner has expressed strong and continued interest in developing the underutilized portions of this site.

- **Site 9** consists of office buildings located at 25620 and 25640 Agoura Road. 26520 Agoura Road is developed with a 14,440 square-foot two-story office

building and surface parking on a 1.47-acre lot. With an existing FAR of 0.22 the site is significantly underutilized. 26540 Agoura Road is developed with a 30,444 square-foot office building and surface parking on a 1.3-acre lot. The one and two-story office buildings were constructed in 1978 and do not meet current building codes or ADA access requirements. Both properties are located in the West Village area of the 2030 General Plan, in which the vision is to transition the corridor to a mix of office, retail, and residential uses that creates a village ambiance and strong "sense of place."

- **Site 10** is a 1.59-acre site developed with a 47,184 square-foot office building and surface level parking. The site is surrounded by larger two- and three-story office buildings totaling more than 340,000 square feet of office space within a 500-foot radius. With vacancy rates for office buildings on the rise in 2021, the City anticipates that redevelopment of medium sized office buildings such as this is very likely.

- **Site 11** is a 25-acre property is made up of 6 parcels and is developed with the Commons Shopping Center. The 220,000 square-foot shopping center includes a mix of high-end retail, dinning, entertainment, surface parking and public spaces. While the shopping center remains very popular, it was constructed in 1998 and is in need of updating. The property owner has met with the City to discuss their interest in accomplishing major updates and renovations to include new multi-family residential units consistent with the mixed-use zoning district of the site. Furthermore, the Commons Shopping Center is the primary destination of the East Village area, and is identified in the 2030 General Plan for "infill" development with high potential for new residential units. With a very low FAR of 0.20 and a large surface parking lot, the site has plenty of opportunity for "infill" development.

- **Site 12** consists of three individual properties within the Craftsman's Corner area of the unincorporated territory of Los Angeles County. The City has a completed application with the Los Angeles County Local Agency Formation Commission (LAFCO) to annex the Craftsman's Corner area into the City of Calabasas. Furthermore, in 2020 LAFCO approved an expanded Sphere of Influence (SOI) boundary for the City, so that the City's current SOI now encompasses all of the proposed annexation territory. In anticipation of a successful annexation, the City pre-zoned certain areas for mixed-use development. 5034 Parkway Calabasas is a 4.86-acre property developed with several outdated buildings that include a mix of office and fitness uses. With a low FAR of 0.16 and buildings

constructed in 1926, this site has a high likelihood of redevelopment, as confirmed by the property owner who continues to express development interest to City staff. APN 2049-022-040 is a 3.83-acre vacant parcel pre-zoned for mixed-use and can accommodate up to 77 new residential units. 5124 Douglas Fir Road is a 1.12-acre property developed with modular structures and unimproved surface parking. The modular structures were constructed in 1969 and are in poor shape. With an improvement-to-land value ratio of just 0.68, this property is ripe for redevelopment.

Accessory Dwelling Units

Accessory dwelling units (ADUs), also referred to as second units and granny flats, are small, self-contained units that provide a kitchen, bathroom and sleeping area. The unit can be attached to the main home with a separate entrance or can be a small detached unit in the rear yard or above a garage. ADUs offer several benefits. First, they typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors, college students and single persons. Second, the primary homeowner receives supplementary income by renting out their ADU, which can help many modest income and elderly homeowners remain in and afford their homes.

Between 2017-2019, the State adopted a series of additional requirements for local governments related to ADU ordinances. In response to these new ADU laws, Calabasas has continually updated its ordinance to align with state law and better facilitate the production of ADUs and Junior ADUs. Calabasas has been successful in its efforts, with 22 building permits issued for ADUs between 2017 - June 2021, and an additional 9 applications in process, as of July 2021. Pursuant to AB 671, the Housing Element includes a program to further incentivize the production of affordable ADUs through the creation of architect-designed ADU construction plans that can be pre-approved and customizable at minimal cost to the applicant. The City will also continue to offer loans under the Home Repair Program to income qualified homeowners for the creation of an ADU or junior ADU.

Given Calabasas' growing track record in producing ADUs, combined with the incentive of pre-approved construction plans and funding assistance, the sites inventory projects a minimum of 12 new ADUs to be produced annually, or 96 over the 2021-2029 planning period. The projected affordability of these ADUs is based on SCAGs Regional Accessory Dwelling Unit Affordability Analysis (December 2020). The City will continue to monitor the extent of ADU production to ensure that the ordinance is being successful and that the Housing Element goals and RHNA production can be met.

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Development Potential Compared with Calabasas' Regional Housing Needs

Table V-4 compares Calabasas' residential unit potential described in the sections above and provides a comparison with the City's 2021-2029 Regional Housing Needs.

Table V-4
Comparison of Sites Inventory with Regional Housing Growth Need (RHNA)

Income Group	Entitled Projects *(post 6/30/21 occupancy)*	Minimum Density Guidelines	Vacant Single-family Residential Sites	Multi-family & Mixed-Use Opportunity Sites	Accessory Dwelling Units	Total Unit Potential	RHNA
Very Low	5	≥20 du/acre		255	58	318	132
Low							71
Moderate		≥12 du/acre		11	6	17	70[1]
Above Moderate	37	≤12 du/acre	44	752	32	865	81
Total	**42**		**44**	**1,018**	**96**	**1,200**	**354**

[1] While the sites inventory shows a shortfall of sites to address the City's moderate income RHNA, the additional site capacity for lower income units may be applied towards moderate income.

To evaluate the adequacy of sites to address the affordability targets established by the RHNA, State statutes provide for use of "default densities" to assess affordability. Calabasas falls within the default density of 20 units per acre for providing sites affordable to very low- and low-income households; sites suitable for moderate income households can be provided at 12 units per acre. The City has used these default density thresholds as a guide in allocating the sites inventory by income category, as presented in Table V-4.[3] Applying this income distribution to the City's sites inventory demonstrates sufficient sites at appropriate densities to accommodate Calabasas' regional housing needs.

It is to Calabasas' benefit that its residential site capacity exceeds the minimum RHNA required within each income category to help offset any sites that may be developed with fewer units or with a higher affordability. A healthy buffer above the required RHNA

[3] While sites with min. 20 du/acre densities are considered suitable for the provision of lower income housing, without incentives or financial assistance, market rate units at these densities are typically not affordable. Therefore, the City has chosen to allocate its 20+ du/acre sites among the various income categories based on its Inclusionary requirements, or as applicable, the Affordable Housing Overlay.

provides a "margin of safety" from having to rezone additional sites during the 2021-2029 Housing Element planning period.[4]

Availability of Public Services and Facilities

The Las Virgenes Municipal Water District (LVMWD) provides both water and wastewater service in Calabasas. As part of the 2030 General Plan update, the City worked with LVMWD to ensure coordination of the updated Land Use Plan with the district's water and sewer facilities master plans. The General Plan directs new development to areas with adequate water and sewer facilities, or where facilities are planned consistent with the LVMWD's master plan.

LVMWD indicates projected water supply is adequate to serve the expected demand from incremental new development, and does not identify any wastewater treatment capacity issues.[5] As part of the development process, the City determines whether projects are required to submit water pressure and flow demand calculations to provide information to determine if adequate line capacity exists. Similarly, a sewer study may be required to determine if adequate line capacity exists and to project future flow volume and remainder capacities in the downstream segments.

State law requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of its Housing Element, the City will provide the Element to the Las Virgenes Municipal Water District.

Environmental Constraints

Portions of Calabasas are subject to seismically induced liquefaction and expansive soils. However, with implementation of the Calabasas Building Code and policies contained in the Safety Element that require site specific engineering studies prior to development, the General Plan EIR concludes that these geologic impacts are less than significant. The entire City of Calabasas is located within a Very High Fire Severity Zone. The Safety Element being updated in conjunction with the Housing Element establishes policies to address wildfire hazards and development in the City.

[4] Government Code section 65863 ("No Net Loss" Law) requires enough sites to be maintained to address the RHNA for all income categories throughout the planning period.

[5] Las Virgenes Municipal Water District. 2016. 2015 Urban Water Management Plan Final. https://www.lvmwd.com/home/showdocument?id=6877

V. C Housing Conservation and Maintenance

Objective

Conserve and improve existing housing in Calabasas.

General Plan Approach

While the vast majority of housing in Calabasas is in excellent condition, the City does contain several older neighborhoods beginning to exhibit signs of deferred maintenance. The City also contains rent-restricted housing provided through the City's inclusionary housing policy, as well as through public assistance, important to preserve as affordable. Additionally, Calabasas Village Mobile Estates provides 210 mobile home park spaces with relatively affordable rents. Maintaining the quality and affordability of existing housing is an important goal for Calabasas.

Policies

Policy V-1 Maintain the character, scale and quality of established residential neighborhoods.

Policy V-2 Offer rehabilitation and home improvement assistance to low- and moderate-income households, seniors and the disabled.

Policy V-3 Improve and implement the code enforcement program to ensure a high quality of life is maintained within the City's residential neighborhoods.

Policy V-4 Preserve rent-restricted units as long-term affordable housing.

Policy V-5 Encourage retention of Calabasas Village Mobile Estates as mobile home park use to provide a relatively affordable form of housing, and maintain permanent mobile home park zoning.

Policy V-6 Provide limited rental assistance to lower income, senior, and disabled tenants to address increasing rents in the community. Maintain a rent database to track changes in the local rental market.

Policy V-7 Conserve existing rental housing by continuing to regulate the conversion of apartments into condominium ownership.

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Programs

1. **Residential Rehabilitation Program:** The City of Calabasas receives approximately $100,000 annually in Community Development Block Grant (CDBG) funds through the County which it allocates towards the residential rehabilitation program. This program provides up to $15,000 in grants to lower income owner-occupants of mobile homes, single-family homes and condominiums for projects such as new roofs, ADA handicapped accessibility modification, heating, air conditioning and ventilation systems replacements, energy efficient water heaters and windows for lower income residents. The program typically runs a wait list of six-plus months, with an average of 4-5 households assisted annually.

> ***2021-2029 Objective:*** *Continue to provide rehabilitation grants to qualified homeowners. The objective is to assist an average of five households on an annual basis, for 40 households over the planning period.*

2. **Home Repair/ADU Assistance Program:** (Expanded) In 2012, the City initiated a program to assist low- and moderate-income property owners of severely dilapidated units cited for code violations to make needed repairs to make the units safe and habitable. The program is intended for single-family home properties and permitted accessory dwelling units with a Notice of Violation on file and documented code deficiencies requiring repairs, replacement, or reconstruction to such an extent that the value of the work is expected to exceed $15,000. The City has allocated $500,000 in Affordable Housing Funds to the program, and has adopted program guidelines which provide for loans of up to $100,000 for repairs necessary to bring substandard properties into conformance with the Calabasas Building Code (including plumbing, electrical and structural). The program was expanded in 2019 to also offer loans to income qualified homeowners for the creation of an accessory dwelling unit (ADU) or junior ADU.

> ***2021-2029 Objective:*** *Coordinate with code enforcement to identify low- and moderate-income homeowners in need of substantial rehabilitation improvements, and provide loans on an as-needed basis. Advertise the availability of funds for income qualified homeowners to add an ADU to their property.*

3. **Rental Assistance Program:** Since 2004, the City has provided a Rental Assistance Program for extremely low- and lower-income senior and disabled residents in Calabasas Village Mobile Estates, expanded in 2007 to encompass qualifying residents

in the City's apartment complexes. The program capacity is to assist up to 50 households with a monthly subsidy amount of $250, plus a yearly increase based on the Consumer Price Index. The Rental Assistance Program helps to address one of Calabasas' primary affordable housing needs – rental overpayment – and encompasses assistance to those most in need, households earning extremely low incomes.

> ***2021-2029 Objective:*** *Continue to provide rental assistance to extremely low to low-income senior and disabled households at-risk of displacement. Provide ongoing assistance to 50 households, contingent on availability of funds.*

4. Rental Registration Program: In June 2004, the City Council adopted Ordinance No. 2004-191, establishing a Rental Registration Program as a means of developing an inventory of rental units, monitoring rent levels, and minimizing renter displacement resulting from rapidly increasing rents. The ordinance requires owners of four or more rented dwellings (including mobile homes) to annually register units with the City and to report any increase in rent of 5% or greater, except those associated with a new tenancy. The ordinance requires the City to be notified of the increase at least 60 days prior to the effective date of the increase.

Planning staff annually contact rental property owners to maintain the rent database. The database includes property owner information; annual rental rates; and all reported increases for each unit. 1,410 apartment units, 210 manufactured home spaces, and 24 condominium units are currently registered (as of January 2021).

> ***2021-2029 Objective:*** *Continue to maintain the Rental Registration Database as a tool to monitor rent levels in the community and ensure 60-day notification to the City of significant (>5%) increases in rents.*

5. Mobile Home Park Preservation: Calabasas contains one mobile home park – the 210 space Calabasas Village Mobile Estates. As described under the Rental Assistance Program (#3), as a means of assisting extremely low to lower income park tenants affected by rising park space rents, the City offers a rental assistance program.

Recognizing that mobile homes provide relatively affordable housing for many seniors and lower income households, the City is committed to preserving Calabasas Village Mobile Estates. The City's General Plan and Development Code establish a distinct mobile home park designation. With these designations in place, a park owner seeking closure would have to first justify a General Plan amendment and zone change to the Planning Commission and City Council, and comply with State regulations governing

mobile home park closures. By preserving Calabasas Village Mobile Estates, the City is helping address the housing needs of extremely low-, low- and modest-income residents.

The State Department of Housing and Community Development (HCD) offers a Mobile Home Park Resident Ownership Program (MPROP) to assist resident organizations, non-profit housing providers, or local public agencies to acquire and own mobile home parks. The program offers low interest loans for the purchase or rehabilitation of a mobile home park.

> ***2021-2029 Objective:*** *Should tenants of the park indicate interest in acquiring the park as a means of maintaining control over space rents, provide information on available State MPROP funding, as well as any local funds available for leverage, and assist with the subdivision map waiver process consistent with the Subdivision Map Act.*

6. Preservation and Monitoring of Assisted Housing: (Expanded) Calabasas' portfolio of rent-restricted housing currently consists of Canyon Creek Apartments (74 low-income units), Avanti (8 very low-income units), Paxton Calabasas (4 very low-income units), and the soon to be developed Calabasas Creekside (5 very low-income units). These projects all have long term affordability controls, with affordability period expiration dates spanning from 2046 – 2077. Future projects provided through the City's inclusionary housing ordinance, the Affordable Housing Overlay ordinance, or subsidized through the city's Affordable Housing Fund will carry minimum 55-year affordability covenants.

As Calabasas' affordable housing portfolio continues to grow to include locally funded projects and projects restricted based on local requirements and incentives (including Inclusionary requirements, the new Affordable Housing Overlay, and density bonuses), monitoring of these projects will become the City's responsibility. Given the administrative burden associated with monitoring and the expertise required, combined with Calabasas's small staff size, the City will consider "outsourcing" some or all of the monitoring and program administration. The City will consider the following as it evaluates outsourcing: the availability of internal resources for monitoring, which functions of each program (and monitoring) does the City want to control more closely; and the experience, resources, and services offered by organizations.

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***2021-2029 Objective**: Establish annual monitoring procedures for rent restricted units provided through City housing ordinances, programs, incentives and/or financial assistance.*

7. Condominium Conversion Ordinance: Apartment projects proposed for conversion to condominium ownership are subject to the City's Residential Condominium Conversion regulations (Section 17.34.310). The City mandates a Relocation Assistance Program to assist displaced tenants in finding equivalent or better housing. Under the City's General Plan, the City will not approve any condominium conversion when the vacancy rate within the City for multifamily housing is less than four percent.

***2021-2029 Objective**: Implement the City's Condominium Conversion Ordinance.*

V.D Variety of Housing Sites

Objective

Provide adequate housing sites through appropriate land use and zoning designations to accommodate the needs of existing and future Calabasas residents.

General Plan Approach

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for a range of types, sizes and prices of housing. The City's 2030 Land Use Plan provides for a mix of housing, including single-family homes, condominiums, apartments, residential/commercial mixed use, and accessory dwelling units. Future housing growth in Calabasas will be accommodated on vacant residential sites, development of mixed-use infill on key commercial corridors, and annexation of unincorporated areas adjacent the City.

Policies

Policy V-8 Provide site opportunities for development of housing that respond to the diverse housing needs of Calabasas residents and workforce in terms of density, location and cost.

Policy V-9 Provide opportunities for multi-family housing and mixed-use development consistent with the City's regional housing needs requirement (RHNA), as mandated by the State.

Policy V-10 Pursue opportunities to integrate housing in underutilized commercial centers, and to reuse excess or obsolete commercial buildings for housing. (New)

Policy V-11 Facilitate the creation of accessory dwelling units in all residential districts as a means of dispersing small, affordable units throughout the community. (Modified)

Policy V-12 Implement annexation of the Craftsman Corner territory, which is now within the City's sphere of influence, to provide additional housing growth opportunities. (Modified)

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Programs

8. Residential Sites Inventory: (Modified) As part of the Calabasas 2030 General Plan, the City undertook an extensive public process to identify sites for multi-family housing and residential/commercial mixed use, designating suitable sites for multiple future Housing Element cycles. For purposes of identifying properties suitable for intensification during the 6th cycle planning period, the City further evaluated parcels in the commercial mixed-use (CMU) and multi-family residential (RM) zoning districts, and with input from the public and City decision-makers, identified twelve sites which met the criteria as suitable for development within the planning period.

The residential sites analysis demonstrates the availability for development of approximately 1,000 multi-family and mixed-use units during the 2021-2029 Housing Element time frame, including over 330 units on sites suitable to support housing affordable to low- and moderate-income households. To provide consistency with State statutes regarding *minimum* 20 unit/acre "default densities" for sites to be considered suitable for accommodating lower income housing, the City will adjust the permitted densities for the CMU and RM-16/20 zones to a range of 20 to 24 units/acre.

> ***2021-2029 Objective:*** *Maintain a current inventory of vacant and underutilized residential sites, and provide to interested developers in conjunction with information on available development* incentives. *Update the CMU and RM-16 and RM-20 General Plan and zoning category designations to establish a density range of 20 – 24 units/acre, and adopt these Zoning Code and Land Use Element Amendments in conjunction with Housing Element.*

9. Affordable Housing Overlay: (New) Affordable Housing Overlay (AHO) zones provide a package of incentives to developers who include a specified percentage of affordable units in their projects. They are called "overlay" zones because they layer on top of established base zoning regulations, leaving in place opportunities for property to develop under the base zoning. An important advantage of the overlay zone approach (in contrast to up-zoning) is that it does not create non-conforming uses.

The City has identified eight sites in the Housing Element sites inventory for designation with an Affordable Housing Overlay: seven with a mixed-use base zone, and one with a base zone of RM-16. The Affordable Housing Overlay will allow for 20 - 40 units/acre on designated sites in exchange for inclusion of the following affordable units:

- Rental projects: 25% lower income units (min. ¼ very low)
- Ownership projects: 25% moderate income units

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The Housing Overlay will also include an option for affordable senior housing, allowing for densities of 20 – 50 units per acre for projects with 100% lower income units. (Refer to Program #14 for further incentives for development of affordable senior housing under the Overlay).

Implementing regulations will be crafted for the Affordable Housing Overlay zone which establish objective development standards and ministerial review processes, to include the following incentives:

- Increased densities
- Increased height limits
- Increased floor area ratios
- Reduced project-specific open space standards

As an additional incentive, developers can access state density bonus law in addition to using the densities allowed in the overlay.

> ***2021-2029 Objective:*** *Adopt an Affordable Housing Overlay (AHO) Ordinance in conjunction with adoption of the Element, followed by detailed implementing regulations in 2022.*

10. Promote Accessory Dwelling Units: (Modified) Between 2017-2019, the State adopted a series of additional requirements for local governments related to ADU ordinances. In response to these new ADU laws, the City has continually updated its ordinance to align with state law and better facilitate the production of ADUs and Junior ADUs. For example, the City eliminated the prior lot coverage requirement, provided reduced setbacks, and allowed for increased unit sizes. Calabasas has been successful in its efforts, with 22 building permits issued for ADUs between 2017 – June 2021, and an additional 9 applications in process. Furthermore, SCAG's affordability analysis estimates that in the Las Virgenes subregion, 2/3s of ADUs are provided at rents affordable to lower and moderate-income households.

Pursuant to AB 671, the Housing Element is now required to include plans to incentivize and encourage affordable ADU rentals. In addition to the City's current streamlined ADU processing procedures, the City will contract with an architectural design firm(s) to prepare ADU construction plans that can be pre-approved and customizable at minimal cost to the applicant. The City will also continue to offer loans under the Home Repair Program to income qualified homeowners for the creation of an ADU or junior ADU.

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2021-2029 Objective: *Achieve the production of an average of 12 ADUs annually, for a total of 96 ADUs over the planning period. Develop and provide pre-approved ADU construction plans to streamline the development project application and review process, reduce up-front project costs, and promote the availability of funding to assist in the creation of ADUs. Annually monitor ADU production as part of Annual Performance Report (APR) on the Housing Element. Conduct a mid-cycle review in 2025 to evaluate if ADU production levels are being achieved, and if falling short, ensure adequate sites are available to address the lower income RHNA or commit to rezoning an additional site (as may be necessary) to offset any shortfall.*

11. Annexation of Craftsman Corner: (Modified) The 2030 General Plan identifies Craftsman's Corner, located north of the Ventura Freeway and east of Parkway Calabasas, as a priority for annexation. The Land Use Plan designates most of the 145-acre Craftsman's Corner area as Mixed Use at a 0.95 FAR, and in 2015, the Calabasas City Council passed an Ordinance to pre-zone the area in conformance with land use designations in the City's General Plan. In 2020, the area was added to Calabasas' sphere of influence, and the City is currently working with the Los Angeles County Board of Supervisors to prepare an appropriate tax-sharing resolution.

The Housing Element sites inventory identifies three parcels totaling approximately ten acres in Craftsman Corner as suitable for development within the planning period. Because the City is relying on these parcels to accommodate its RHNA, the City must commit to completing the annexation within three years of the planning period, or to identify alternative replacement sites. In addition, the annexed sites identified in the sites inventory will be subject to the requirements of the adequate sites program (Cal. Government Code section 65583.2(h) and (i)), summarized as follows:

- Permit owner-occupied and rental multi-family uses by-right in which 20 percent of more of the units are affordable to lower income households
- Permit a minimum density of 20 units per acre
- Allow a minimum of 16 units per site
- Ensure a) at least 50 percent of the lower income shortfall be accommodated on sites designated for residential use only, or b) allow for 100 percent residential use on mixed use sites and require residential use to occupy at least 50 percent the floor area in a mixed-use project

2021-2029 Objective: *Complete annexation of Craftsman Corner by October 2024, or identify suitable replacement sites to address the City's RHNA.*

V.E Development of Affordable Housing

Objective

Assist in the provision of a variety of housing types to address the needs of all economic segments of the Calabasas community.

General Plan Approach

Similar to most of southern California, housing affordable to lower and moderate-income households in Calabasas is not being produced without some level of subsidy and/or development incentive. To supplement the City's inclusionary housing ordinance that requires market-rate housing developments to include a portion of affordable units, the City is establishing an Affordable Housing Overlay to provide meaningful incentives to increase the production of needed affordable housing.

Policies

Policy V-12 Continue to require new housing development to set-aside a portion of units for lower and moderate-income households through the Inclusionary Housing Ordinance. Only if inclusion of affordable housing units within the new project is not economically feasible, allow for payment of an in-lieu fee, but this is considered the less desirable alternative.

Policy V-13 Support the provision of affordable housing to employees in Calabasas through the Commercial/Industrial Development Impact Fee Program.

Policy V-14 Utilize an Affordable Housing Overlay as a tool to provide meaningful incentives for the inclusion of affordable units on designated sites. (New)

Policy V-14 Provide financial and/or regulatory incentives to facilitate the development of affordable housing.

Policy V-15 Encourage affordable housing units to be dispersed throughout a project, and not grouped together in a single area.

Policy V-16 Encourage use of sustainable and green building design in new and existing housing to reduce energy and water consumption.

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Programs

12. Inclusionary Housing Program: Calabasas' Inclusionary Housing Program[6] requires all residential projects of five or more units to provide 5-20% of the total number of units in a project at affordable rent or sales levels. Instead of requiring a fixed percentage of all units to be allocated for affordable housing, the City's program allows for a range of affordable units depending on whether the units are targeted toward very low-, low- or moderate-income households.

Where the Planning Commission determines that provision of onsite affordable units is not feasible, the Commission may approve one or more of the following alternatives to satisfy the inclusionary requirement:

- Offsite construction of affordable units within ½ mile of the project site
- Offsite construction of special needs housing, such as emergency shelters, special care homes, employee housing, senior housing and hospices (1 special needs unit shall satisfy requirement of 2 required affordable units)
- Conversion of market-rate housing to deed-restricted affordable levels
- Rehabilitation of substandard housing deemed uninhabitable by the City
- Preservation of existing affordable housing at-risk of conversion to market rate within a five-year period
- Payment of in-lieu housing fees to be deposited into an Affordable Housing Fund to be used for the preservation and development of housing affordable to very low-, low- and moderate-income households.

The City's in-lieu fee is structured to reflect the gap between market rate housing and the cost of providing an affordable unit, and has resulted in most recent projects providing the affordable units on site.

> ***2021-2029 Objective:*** *Continue to utilize the Inclusionary Housing Ordinance as a tool to integrate affordable housing within market rate developments, or alternatively, to provide affordable units in offsite locations or generate in-lieu fee revenues. Provide developers with information on options and incentives to fulfill inclusionary requirements.*

[6] Chapter 17.22 (Affordable Housing) of the Calabasas Municipal Code.

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13. Commercial Affordable Housing Impact Fee Program: The Calabasas Housing Element also establishes the commercial/industrial impact fee program to mitigate the impact of new commercial/industrial development on the need for affordable housing. Under this program, new commercial, office or manufacturing development that introduces new workers into the community and thereby creates a need for more new housing than is available within a five-mile radius of the site, shall either, as determined to be appropriate by the Community Development Director:

- Design the development as a mixed-use project, providing housing affordable to employees within the project site; or
- Pay a housing impact fee to the Affordable Housing Fund

To date, all new commercial/industrial developments have opted to pay the impact fee, which is deposited into the Affordable Housing Fund.

> ***2021-2029 Objective:*** *Continue to implement the Commercial Impact Fee Program as a means of generating funds to provide affordable housing opportunities to Calabasas' workforce.*

14. Affordable Housing Development Assistance: (Modified) **The** City's Affordable Housing Fund, generated from Inclusionary Housing In-lieu fee and Commercial Impact Fee revenues, serves as the primary source of funds to support the production of affordable housing in the community. The City has a current balance of approximately $1.65 million in the fund, having previously spent $1 million in support of the 75-unit Old Town Senior Housing project and $50,000 on the conversion of a garage into an ADU for a modest income senior homeowner. As indicated in the Affordable Housing Overlay Feasibility analysis (refer to Appendix D), a 100% affordable senior housing project requires at least $1 million in public subsidy to become eligible for 9% Low Income Housing Tax Credits. To close this affordability gap, the City will issue a Request for Proposals for development of affordable senior housing on one of the designated Affordable Housing Overlay (AHO) sites, and contribute up to $1 million in Affordable Housing Funds to the successful project.

> ***2021-2029 Objective:*** *Provide financial, regulatory and site identification assistance to facilitate production of affordable housing consistent with the General Plan. Allocate $1 million in Affordable Housing Funds towards construction of affordable senior housing, and issue a Request for Proposal (RFP) for development on one of the AHO sites.*

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15. **Green Building:** "Green buildings" are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, lessen a building's overall environmental impact, and are more efficient and less costly to operate (and therefore more affordable). As part of the City's Green Initiative, Calabasas has taken a number of significant actions towards becoming a sustainable city, including:

- Adoption of a Green Building Ordinance applicable to all new construction, and completion of the Civic Center to the LEED gold standard
- Implementation of an aggressive recycling program, with a goal to exceed the State mandated 50% diversion rate
- Provision of educational information to residents on how to improve home energy efficiency and sustainability
- Promotion of available green rebates and financial incentives for single-family homes, multi-family structures and commercial properties, including participation in the County's Property Assessed Clean Energy (PACE) Program.
- Transition to alternative fuel vehicles for the City's fleet of automobiles, trucks and vans for City employees, and public transit and old-fashioned trolley cars that serve the public
- Adoption of a second-hand smoke ordinance and ban on use of polystyrene in food establishments
- Conversion of the City's vehicular fleet to alternative fuel vehicles
- Implementation of a "Dark Skies" ordinance to encourage lower-level illumination during night-time hours

The 2030 General Plan is predicated on making Calabasas a more sustainable community. The Land Use Element established a new Mixed-Use designation where people can live, work and shop without having to rely upon automobiles, and promoting the integration of residential uses in most commercial districts. The Conservation Element establishes numerous policies in support of sustainable development, including:

- Promote community/neighborhood designs that minimize energy use – e.g., mixed use development to allow residents to live where they work and shop
- Promote site design to minimize energy use – e.g., maximize solar access by use of non-reflective glass on south facing walls

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- Promote building designs that minimize energy use – e.g., design buildings to maximize natural internal lighting
- Promote incorporation of energy conservation measures in existing and new developments

2021-2029 Objective: *Implement the 2030 General Plan which sets forth land use and conservation strategies to address energy conservation and climate change. Promote Calabasas' multi-faceted Green Initiative to foster the community's environmental sustainability.*

V.F Removal of Constraints to Housing

Objective

Address and remove governmental constraints that may hinder or discourage housing development in Calabasas.

General Plan Approach

The Housing Element must address, and where possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. Calabasas will implement the following policies and programs to mitigate governmental constraints on residential development and facilitate a variety of housing types.

Policies

Policy V-17 Offer regulatory incentives and concessions, including density bonuses, to offset or reduce the costs of developing affordable housing.

Policy V-18 Promote the timely processing and approval of residential projects that meet General Plan policies and City regulatory requirements.

Programs

16. Density Bonus Ordinance: (Modified) **Zoning** Code Section 17.22 sets forth the City's density bonus incentives consistent with State law[7], updated most recently in March 2021 in compliance with AB 2345. In summary, applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for one of the following:

- Minimum 5% of the total units for very low-income households; or
- Minimum 10% of the total units for lower income households; or
- Minimum 10% of the total dwelling units in a condominium for moderate income households; or
- 100 percent of units for very low-, low- and moderate-income households (with maximum 20 percent moderate); or

[7] Projects which comply with the City's inclusionary housing ordinance (and meet the requirements of Code Sections 17.22.020(A) and 17.22.020(B)) are eligible for density bonuses and incentives.

- A senior citizen housing development or mobile home park that limits residency based on age requirements for housing for older persons.

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-80% above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-4 additional development zoning concessions or incentives, depending on the proportion of affordable units and level of income targeting. In addition to the off-street parking concessions required under State law, the City offers the following development concessions and incentives in conjunction with the density bonus:

- A reduction in parcel development standards (coverage, setback, zero lot line and/or reduced parcel sizes)
- Approval of mixed-use zoning in conjunction with the housing project
- Other regulatory incentives or concessions proposed by the applicant or the City that would result in identifiable cost reductions

Pursuant to State requirements and at the request of the developer, the City will also permit a reduced parking ratio for density bonus projects. To the extent the density bonus cannot be accommodated due to the City's development standards, the City will waive or modify applicable standards to accommodate the bonus.

Several recent inclusionary housing developments have taken advantage of State density bonus incentives and concessions.

> ***2021-2029 Objective:*** *Encourage the use of density bonus (including associated zoning concessions and incentives) by advertising on the City's website and by providing information on available density and regulatory incentives in conjunction with discussions with development applicants.*

17. Zoning Text Amendments for Special Needs Housing: (New) As presented under the Governmental Constraints analysis and pursuant to State law, several revisions to the Calabasas Development Code have been identified as appropriate to better facilitate the provision of a variety of housing types. These Code revisions include:

- Allow transitional and supportive housing in all zones where residential is permitted, including mixed use zones, subject to the same restrictions as similar residential uses in the same zone. (per SB 2)

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- Allow supportive housing as a use by right in all zones where multi-family and mixed use is permitted; eliminate parking requirements for supportive housing located within ½ mile of public transit. (per AB 2162)
- Reduce the separation requirement between emergency shelters from 1,000 to 300 feet. (per SB 2)
- Amend parking standards for emergency shelters from a ratio based on the size of the structure to a ratio based on to the number of shelter staff. (per AB 139)

2021-2029 Objective: *Amend the Development Code by 2022 to facilitate housing for Calabasas' special needs populations.*

18. Adaptive Reuse of Office Space: (New) As discussed under the Residential Sites section, Calabasas has a large inventory of office space with high vacancy rates. The City approved a project for redevelopment of an existing office building with residential use, with this trend evident throughout the State as office demand has diminished and a greater number of office employees are continuing to work from home.

While the Housing Element sites inventory includes three office sites as suitable for conversion to residential during the eight-year planning period, the mixed-use zoning is in place for any number of office buildings to convert. In addition to redevelopment, the City supports the repurposing of existing offices to residential use, thereby reducing the environmental impacts associated with new construction. Tools to facilitate the adaptive reuse of offices to residential include:

- Flexibility in use of Building Code, e.g., allow use of State Historic Building Code standards for older offices (but that aren't necessarily historic)
- Establish adaptive reuse ordinance/modified standards for office conversions

2021-2029 Objective: *Research modified standards utilized in other jurisdictions to facilitate office conversions, including the cities of Los Angeles, Long Beach, Santa Ana and San Diego. Adopt modified standards as appropriate by 2023.*

V.G Equal Housing Opportunities and Special Needs

Objective

Promote Equal Housing Opportunities for all persons regardless of race, religion, ethnicity, sex, age, marital status, sexual orientation, disability or household composition.

General Plan Approach

To adequately meet the housing needs of all segments of the community, the housing program must include actions that promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical disability. More generally, this program component entails ways to further fair housing practices, including accommodations for persons with disabilities.

Policies

Policy V-19 Support the provision of fair housing services and tenant/landlord mediation to City residents.

Policy V-20 Address the special housing needs of persons with disabilities through provision of supportive housing, homeowner accessibility grants, zoning for group housing, reasonable accommodation procedures and encouraging universal design.

Policy V-21 Support the development and maintenance of affordable senior rental and ownership housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or in the community.

Programs

19. Fair Housing/Affirmatively Furthering Fair Housing: (Modified) The City uses the services of The Housing Rights Center (HRC), and staff directs any inquiries regarding fair housing issues or tenant/landlord disputes to the HRC. The Council provides services to jurisdictions and agencies, as well as the general public, to further fair housing practices in the sales and rental of housing.

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Services provided by the Council include:

- Fair Housing Community Education and Outreach
- Investigation of Discrimination Complaints
- Counseling and Referrals for Persons who may have been the Victims of Discrimination
- Specialized Property Owner, Management, and Lender Training

The biggest fair housing issues facing Calabasas are: affordable housing available in a range of types and sizes, maintenance of older units, and fair housing outreach to seniors and persons with disabilities. The new Affirmatively Furthering Fair Housing (AFFH) component of the Housing Element connects these fair housing issues with programs in the Housing Element, as well as additional meaningful actions, the City will undertake to help address them. (Refer to Table B-3 in Appendix B).

> ***2021-2029 Objective:*** *Continue to utilize the services of The Housing Rights Center to provide fair housing services and educational programs concerning fair housing issues, and to facilitate communication between tenants and landlords. Assist in program outreach by providing Fair Housing brochures at City Hall, the Library and Community Center, and incorporating fair housing information on the City's website.*

20. Housing Opportunities for Persons Living with Disabilities: (Modified) As Calabasas' population continues to age, providing housing that is accessible to people of all abilities becomes increasingly important. The City regularly adopts updates to Uniform Building and Housing Codes to reflect current accessibility requirements in new construction, and has adopted procedures for requesting a Reasonable Accommodation with respect to zoning, permit processing and building codes for persons with disabilities

The North Los Angeles County Regional Center (NLACRC) is among 21 regional centers operated by the State Department of Developmental Services to provide services and support for adults and children with developmental disabilities. The NLACRC provides services to approximately 150 developmentally disabled residents within the greater Calabasas 91302 zip code. Approximately 97 percent of these disabled residents live with a parent, family member or other guardian, and as these guardians age and become frailer, the disabled individuals they care for may require alternative housing options. The Regional Center has identified several community-based housing types appropriate for persons living with a developmental disability, including: licensed community care

facilities and group homes; supervised apartment settings with support services; and for persons able to live more independently, rent subsidized, affordable housing.

Calabasas currently supports the provision of housing for its disabled population, including persons with developmental disabilities, through several means, including:

- By-right zoning for licensed residential care facilities (6 or fewer residents) in all residential zones, and provisions for larger care facilities (7 or more residents) in multi-family residential, mixed use and certain commercial zones, subject to a conditional use permit.
- Treatment of supportive and transitional housing as a residential use of property, and subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in the same zone.
- Procedures for an individual with a disability to request a Reasonable Accommodation from zoning and building standards. No special permit or fee is required.
- Programs to facilitate affordable housing, including Inclusionary Zoning, Affordable Housing Development Assistance, Density Bonuses and a new Affordable Housing Overlay.
- Supporting the creation of accessory dwelling units in all residential districts.

2021-2029 Objective: Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities, and work with the NLACRC to publicize information on available resources for housing and services. Pursue use of State and Federal funds available for supportive housing and services in future affordable housing developments.

21. Senior Housing Opportunities. Senior citizens (age 65+) have grown to comprise over one-quarter of Calabasas' households, with more than 35 percent of the City's seniors over the age of 75. Of Calabasas' nearly 2,000 senior homeowners, over one-quarter live alone. And over 20 percent of the City's elderly residents have some type of disability. Addressing the housing needs of seniors requires strategies which foster independent living (such as accessibility improvements, accessory dwelling units, and rehabilitation assistance, as described under other Housing Element programs), as well as strategies which encourage the provision of variety of supportive living environments for seniors of all income levels.

V. HOUSING ELEMENT 2021-2029 UPDATE

Calabasas has several specialized residential facilities for seniors, ranging from independent senior living (both market rate and affordable), assisted living, and memory care. With creation of an Affordable Housing Overlay with incentives for affordable senior housing (refer to Program #9), along with the dedication of City Affordable Housing Funds for development of senior housing on one of the Overlay sites (refer to Program #14), Calabasas is committed to providing expanded housing options for seniors of varying economic means.

2021-2029 Objective: *Continue to actively pursue opportunities to expand housing choice for the growing number of senior citizens in the community.*

V. HOUSING ELEMENT 2021-2029 UPDATE

Table V-5
Housing Programs Summary

Housing Program	Program Goal	2021-2029 Objective(s)	Time Frame	Funding Source	Responsible Department
Conserving the Existing Supply of Housing					
1. Single-family Rehabilitation Program	Provide grants to lower income homeowners to help improve their homes.	Assist 5 households annually, for 40 units over the planning period.	2021-2029	CDBG	Community Development Dept (Planning Division)
2. Home Repair/ ADU Assistance Program	Assist income qualified homeowners to address code violations and to add ADUs to their properties.	Coordinate with code enforcement to identify homes in need of substantial rehabilitation. Advertise funding availability for the creation of ADUs.	2021-2029	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.	2021-2029	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.	2021-2029	General Fund; State MPROP funds	Community Development Dept (Planning Division)
6. Preservation and Monitoring of Assisted Housing	Preserve existing affordable housing through long-term affordability controls and monitoring.	Establish annual monitoring procedures for rent restricted units provided through City incentives and/or financial assistance.	2021-2029	General Fund	Community Development Dept (Planning Division)
7. Condominium Conversion Ordinance	Preserve the existing rental stock from conversion to condominium ownership.	Implement the City's current ordinance to provide tenant protections and relocation assistance in the advent of a condominium conversion.	. 2021-2029	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. Update the CMU, RM-16 and RM-20 Land Use and Zoning designations to allow densities of 20 – 24 units/acre.	Update Land Use and Zoning categories in conjunction with Housing Element adoption (October 2021)	General Fund	Community Development Dept (Planning Division)

V. HOUSING ELEMENT 2021-2029 UPDATE

Table V-5
Housing Programs Summary

Housing Program	Program Goal	2021-2029 Objective(s)	Time Frame	Funding Source	Responsible Department
9. Affordable Housing Overlay (AHO)	Incentivize development of affordable housing on designated sites.	Provide Incentives for affordable housing on designated sites: -Increased densities -Increased height -Increased FAR - Reduced open space -Ministerial processing	Adopt AHO in conjunction with adoption of the Element, followed by detailed implementing regulations in 2022.	General Fund	Community Development Dept (Planning Division)
10. Promote Accessory Dwelling Units	Provide rental housing in existing neighborhoods. Expand housing opportunities for seniors, caregivers, and other modest income households.	Achieve production of an average of 12 ADUs annually. Provide pre-approved ADU construction plans. Conduct mid-cycle review of ADU production, and if falling short, ensure have adequate sites to meet lower income RHNA or commit to rezoning to offset any shortfall.	Monitor ADU production on an annual basis. Conduct mid-cycle review in 2025.	General Fund	Community Development Dept (Planning Division)
11. Annexation of Craftsman Corner	Increase capacity to accommodate future housing growth.	Complete annexation of Craftsman Corner by October 2024, or identify suitable replacement sites to address the City's RHNA.	October 2024	General Fund	Community Development Dept (Planning Division)
Development of Affordable Housing					
12. 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.	2021-2029	Affordable Housing Fund	Community Development Dept (Planning Division)
13. Commercial/ Industrial Impact Fee Program	Address the impact of job growth on the demand for affordable housing.	Generate funds to assist in providing affordable housing opportunities to Calabasas' workforce.	2021-2029	Affordable Housing Fund	Community Development Dept (Planning Division)

V. HOUSING ELEMENT 2021-2029 UPDATE

Table V-5
Housing Programs Summary

Housing Program	Program Goal	2021-2029 Objective(s)	Time Frame	Funding Source	Responsible Department
14. Affordable Housing Development Assistance	Facilitate affordable housing development by for-profit and non-profit housing developers.	Allocate $1 million in Affordable Housing Funds towards construction of affordable senior housing, and issue a Request for Proposal (RFP) for development on one of the AHO sites.	Issue RFP in 2023	Affordable Housing Fund; outside funding sources	Community Development Dept (Planning Division)
15. Green Building	Promote energy conservation and sustainable design in new and existing development.	Implement Green Initiative and California Building Code, and promote the City's Green Building Program.	2021-2029	General Fund	Community Development Dept (Planning Division, and Building & Safety Division)
Removing Governmental Constraints					
16. Density Bonus Program	Provide density and other incentives to facilitate the production of affordable housing.	Promote density bonus and other regulatory incentives in conjunction with discussions with development applicants.	2021-2029	General Fund	Community Development Dept (Planning Division)
17. Zoning Text Amendments for Special Needs Housing	Provide zoning standards to facilitate the provision of housing for persons with special needs.	Modify zoning standards for transitional and supportive housing, and emergency shelters consistent with current State law.	Amend the Development Code by 2022.	General Fund	Community Development Dept (Planning Division)
18. Adaptive Reuse of Office Space	Facilitate the conversion of obsolete office space to residential use.	Research modified standards utilized in other jurisdictions to facilitate office conversions. Adopt modified standards as appropriate.	Adopt modified standards as appropriate by 2023.	General Fund	Community Development Dept (Planning Division and Building & Safety Division)
Promoting Equal Housing Opportunities					
19. 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.	2021-2029	General Fund	Community Development Dept (Planning Division)

V. HOUSING ELEMENT 2021-2029 UPDATE

Table V-5
Housing Programs Summary

Housing Program	Program Goal	2021-2029 Objective(s)	Time Frame	Funding Source	Responsible Department
20. Housing Opportunities for Persons Living with Disabilities	Support a range of housing options to help address the diverse needs of persons living with 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.	Pursue supportive housing funding at least once during planning period in conjunction with affordable projects.	General Fund; Affordable Housing Fund; Low Income Housing Tax Credits; Supportive Housing Multi-Family Housing Program; other outside sources	Community Development Dept (Planning Division)
21. Senior Housing Opportunities	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.	2021-2029	General Fund; Affordable Housing Fund; Low Income Housing Tax Credits; other outside sources	Community Development Dept (Planning Division)

V. HOUSING ELEMENT 2021-2029 UPDATE

Summary of Quantified Objectives

The following table summarizes the City of Calabasas' quantified objectives for the 2021-2029 Housing Element planning period. The objectives include the City's new construction objectives to meet its regional housing needs assessment (RHNA); rehabilitation objectives which reflect the Single-family Rehabilitation Program; and conservation objectives to reflect maintaining the City rent subsidy program and preserving Calabasas Village Mobile Estates.

Table V-6
Summary of Quantified Objectives

Income Level	New Construction Opportunities	Housing Rehabilitation	Housing Conservation
Extremely Low (0 – 30% AMI)	66	1	50
Very Low (31-50% AMI)	66	1	
Low (51-80% AMI)	71	38	105
Moderate (81-120% AMI)	70	--	105
Above Moderate (>120% AMI)	81	--	--
Total	354	40	260

AMI – Area Median Income
New Construction Objective: Reflects Calabasas' 2014-2021 RHNA. Of allocation for 132 very low-income units, half is allocated to extremely low income and half to very low-income households.
Rehabilitation Objective: Reflects Residential Rehabilitation Program.
Conservation Objective: Reflects City Rent Subsidy Program and Calabasas Village Mobile Estates.

APPENDIX A
HOUSING ELEMENT GLOSSARY

Glossary

This glossary is for ease of use of the Calabasas Housing Element only; for full definitions related to the City of Calabasas Development Code, please see Title 1, Chapter 1 - Definitions.

A. Abbreviations

ACS: American Community Survey
ADA: Americans with Disabilities Act
ADU: Accessory Dwelling Unit
AFFH: Affirmatively Furthering Fair Housing
AFH: Assessment of Fair Housing
AHO: Affordable Housing Overlay
AI: Analysis of Impediments to Fair Housing Choice
AMI: Area Median (Household) Income
APN: Assessors Parcel Number
CBC: California Building Code
CDBG: Community Development Block Grant
CDC: Los Angeles County Community Development Commission
CEQA: California Environmental Quality Act
CHAS: Comprehensive Housing Affordability Strategy
CHPC: California Housing Partnership
CUP: Conditional Use Permit
DDS: California Department of Social Services
DFEH California Department of Fair Employment and Housing
DOF: California Department of Finance
EDD: California Employment Development Department
EIR: Environmental Impact Report
ELI: Extremely Low Income
FAR: Floor Area Ratio
FEMA: Federal Emergency Management Agency
FEHA: California Fair Employment and Housing Act
FHA: Fair Housing Act
GHG: Greenhouse Gas
HACoLA: Housing Authority of the County of Los Angeles
HCD: California Department of Housing and Community Development
HMDA: Home Mortgage Disclosure Act
HOME: HOME Investment Partnership Program
HRC: Housing Rights Center
HUD: U.S. Dept. of Housing and Urban Development
LACEP: Los Angeles County Energy Program
LAHSA: Los Angeles Homeless Service Authority

LRA: Local Responsibility Area
LVMCOG: Las Virgenes-Malibu Council of Governments
LVMWD: Las Virgenes Municipal Water District
LVUSD: Las Virgenes Unified School District
MPROP: Mobile Home Park Rehabilitation and Resident Ownership Program
NLACRC: North Los Angeles County Regional Center
R/ECAP: Racial and Ethnic Characteristics/Concentrations
RHNA: Regional Housing Needs Allocation
SCAG: Southern California Association of Governments
SEA: Significant Ecological Areas
SPA: Service Planning Area
SRO: Single Room Occupancy
TCAC: California Tax Credit Allocation Committee
UBC: Uniform Building Code
UWMP: Urban Water Management Plan
VHFHSZ: Very High Fire Hazard Severity Zone
VLI Very Low Income

B. Definitions

Accessory Dwelling Unit: An accessory dwelling unit (also known as second units or granny flats) is an attached or detached structure that provides independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as a single-family dwelling unit.

Acreage: Gross acreage refers to the entire acreage of a site. Most communities calculate gross acreage to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets. Net acreage refers to **t**he portion of a site that can actually be built upon. Public or private road right-of-way, public open space, and flood ways are not included in the net acreage of a site.

Accessible Housing Unit: An accessible housing unit is designed and built to be usable to a person with physical disabilities.

Affirmatively Furthering Fair Housing (AFFH): This new legislation requires all housing elements due on or after January 1, 2021 contain an Assessment of Fair Housing to ensure that laws, policies, programs, and activities affirmatively further fair housing opportunities throughout the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, and other characteristics protected by the California Fair Employment and Housing Act.

Affordable Housing Overlay: The Affordable Housing Overlay (AHO) is being developed as part of this Housing Element. The AHO would provide incentives in exchange for providing 100% lower income housing on five potential sites.

Affordable Unit: A dwelling unit within a housing development which will be reserved for, and restricted to, income qualified households at an affordable rent or is reserved for sale to an income qualified household at an affordable purchase price.

American Community Survey: The American Community Survey (ACS), part of the United States Census Bureau, collects sample population and housing data on an ongoing basis, January through December. The Housing Element update uses the five year average ACS data from the 2014-2018 period.

Architectural Review Panel (ARP): This City committee reviews projects for their aesthetic quality. The ARP makes advisory recommendations to the Planning Commission and the City Council in matters pertaining to site plan reviews, and evaluating the architectural designs of buildings, landscape plans and other site features.

Area Median Income: As used in State of California housing law with respect to income eligibility limits established by HUD. The Area Median Income referred to in this Housing Element is that of Los Angeles County.

At Risk: Deed-restricted affordable housing projects at risk of converting to market rate.

California Department of Housing and Community Development (HCD): The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households. HCD is responsible for reviewing Housing Element's and determining whether they comply with State housing statutes.

California Environmental Quality Act (CEQA): A State law requiring State and local agencies to regulate activities with consideration for environmental protection.

Census: The official decennial enumeration of the population conducted by the federal government.

City Council: The City Council serves as the elected legislative and policy-making body of the City of Calabasas, enacting all laws and directing any actions necessary to provide for the general welfare of the community through appropriate programs, services, and activities.

Community Development Block Grant (CDBG): This grant allots money to cities and counties for housing and community development activities, including public facilities and economic development.

Conditional Use Permit (CUP): Conditional Use Permits are required for uses which may be suitable only in specific locations in a zoning district, or which require special consideration in their design, operation or layout to ensure compatibility with surrounding uses.

Condominium: A condominium consists of an undivided interest in common in a portion of real property coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map, parcel map, or condominium plan in sufficient detail to locate all boundaries thereof.

Condominium Conversion: The conversion of existing real estate and/or structures to separate, salable condominium units, regardless of present or prior use and whether substantial improvements have been made to such structures.

Default Density: Housing Element statutes provide for the use of "default densities" to assess affordability when evaluating the adequacy of sites to address the affordability targets established by the RHNA. Based on its population and location within Los Angeles County, Calabasas falls within the default density of 20 units per acre for providing sites affordable to very low and low income households.

Density Bonus: An increase in the density (number of dwelling units allowed per acre or parcel), above that normally allowed by the applicable zoning district, in exchange for the provision of a stated percentage of affordable units.

Development Fees: City imposed fees to partially cover the costs for processing and providing services and facilities; and fund capital improvements related to fire, police, parks, and libraries and correlate the increased demands on these services.

Development Review Committee: This committee consists of a representative from relevant City Departments (Community Development, Public Works, etc.) and other agencies involved with the physical development of the City. The DRC makes recommendations to the Community Development Director and/or Planning Commission.

Dissimilarity Index: A measure of residential segregation is the dissimilarity index, which is a commonly used measure of community-level segregation.

Dwelling Unit: Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation, for not more than one family.

Emergency Shelter: An establishment operated by an Emergency Shelter Provider that provides homeless people with immediate, short-term housing for no more than six months in a 12-month period, where no person is denied occupancy because of inability to pay.

Environmental Impact Report (EIR): Required by CEQA, this document serves to inform governmental agencies and the public of a project's potential environmental impacts and provides mitigation measure if impacts are found to be significant.

Family: A group of persons who maintain a single common household, but who otherwise are not a Community Care Facility.

General Plan: A statement of policies, including text and diagrams setting forth objectives, principles, standards, and plan proposals, for the future physical development of the city or county (see Government Code Sections 65300 et seq.). California State law requires that a General Plan include elements dealing with seven subjects—circulation, conservation, housing, land use, noise, open space and safety—and specifies to various degrees the information to be incorporated in each element.

Homeless: Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or others with the understanding that shelter is being provided as a last resort. California Housing Element law requires all cities and counties to address the housing needs of the homeless.

Household: All persons living in a housing unit.

Householder: The head of a household.

Housing Element: One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains goals, policies, and implementation programs for the preservation, improvement, and development of housing.

Infill Development: Development of land (usually individual lots or left-over properties) within areas that are already largely developed.

Infrastructure: Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

Land Use Regulation: A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).

Las Virgenes-Malibu Council of Governments (LVMCOG): A joint powers authority of the cities of Agoura Hills, Calabasas, Hidden Hills, Malibu and Westlake Village. These member cities work together to address regional priorities.

Los Angeles County Community Development Commission (CDC): The CDC is comprised on two separate legal entities, the Housing Authority of the County of Los Angeles (HACoLA) and the CDC. The CDC administers the County's CDBG program. Calabasas is served by both the HACoLA and falls under the Urban County designation for the County's CDBG program.

Lot or Parcel: A portion of land shown as a unit on a recorded subdivision map or an approved minor subdivision map, parcel map or otherwise existing as of record with the Los Angeles County Office of the Assessor.

Low Income Household: A household earning less than 80 percent of the Los Angeles County median income based on information provided by HCD/HUD.

Manufactured Housing/Mobile Home: A dwelling unit built in a factory in one or more sections, transported over the highways to a permanent occupancy site, and installed on the site either with or without a permanent foundation.

Mixed-use: The combination of various uses, such as office, retail and residential, in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design.

Moderate Income Household: A household earning 80% to 120% of the Los Angeles County median income based on information provided by HCD/HUD.

Multi-family Residential: Usually two or more dwelling units on a single site, which may be in the same or separate buildings.

Ordinance: A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowding: Household living in a dwelling unit where there are more than 1.01 persons per room, excluding kitchens, porches and hallways. Severe overcrowding is where there are more than 1.51 persons per room.

Overpayment: Housing overpayment occurs when a household spends more than 30 percent of its income on housing costs; severe overpayment refers to spending greater than 50 percent of income on housing.

Persons with Disability: A person with a long lasting physical, mental, or emotional condition that impairs their mobility, ability to work, or ability for self-care.

Planning Commission: The Calabasas Planning Commission conducts public hearings and makes decisions on applications for discretionary projects, considers appeals of decisions by the Community Development Director, and serves as the advisory body to the Calabasas City Council on planning issues.

Poverty Level: As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. .

Reasonable Accommodation: The federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use a dwelling.

Regional Housing Needs Allocation (RNHA): A quantification by SCAG and HCD of existing and projected housing need -- the City's fair share of the regional housing needs by household income group.

Rezoning: An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Single-family Residential: A single dwelling unit on a building site.

Special Needs Population: Under Housing Element statutes, special needs populations include the elderly, persons with disabilities, female-headed households, large households, and the homeless.

Supportive Housing: Permanent affordable housing with no limit on length of stay that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and where possible, work in the community.

Transitional Housing: A dwelling unit or group of dwelling units for residents in immediate need of temporary housing. Transitional housing is configured as rental housing, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined time, which shall be no less than six months.

U.S. Department of Housing and Urban Development (HUD): A cabinet-level department of the federal government that administers housing and community development programs.

Vacant: Lands or buildings that are not actively used for any purpose.

Very Low Income Household: A household with an annual income usually no greater than 50 percent of the area median family income, based on the latest available eligibility limits established by HCD/HUD.

Zoning Ordinance: Regulations adopted by the City which govern the use and development of land within its boundaries and implements policies of the General Plan.

Zoning District: A designated section of a city or county for which prescribed land use requirements and building and development standards are uniform.

APPENDIX B
AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

AFFIRMATIVELY FURTHERING FAIR HOUSING

All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.[1] Under state law, affirmatively further fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on projected characteristics".[2] The AFFH analysis must contain the following:

Part 1: Outreach

Part 2: Assessment of Fair Housing

- Fair Housing Enforcement and Outreach Capacity
- Integration and segregation patterns and trends
- Racially or ethnically concentrated areas of poverty
- Disparities in access to opportunity
- Disproportionate housing needs within the jurisdiction, including displacement risk

Part 3: Sites Inventory

Part 4: Identification of Contributing Factors

Part 5. Goals and Actions

While this appendix provides a focused analysis of fair housing issues in Calabasas, several other sections of the housing element address the issue and are included in this appendix by reference.

[1] California Department of Housing and Community Development, *AB 686 Summary of Requirements in Housing Element Law*, April 23, 2020.
[2] Government Code Section 8899.50 (a)(1)

PART 1. OUTREACH

Housing Element Public Participation Program

Detailed information about the Housing Element public participation program is provided in the Introduction to the Housing Element. As required by State law, all economic segments of the community were provided an opportunity to review and comment on the Housing Element. Highlights included:

Housing Element Website

A City website specifically for the Housing Element update was established to provide an overview of the Housing Element process, FAQs, allow for input on potential housing sites and other comments to the City, and to announce future events (i.e., workshops, survey). Presentations from public outreach meetings were available for viewing, and documents related to the Housing Element were linked to the website, including the results of the Housing Element and Senior Needs surveys.
2021-2029 Housing Element Update | City of Calabasas, CA

Public Study Sessions

The City's Housing Element update process was initiated with the Calabasas Planning Commission "Housing Element 101" teleconference study session on July 16, 2020 which informed the Commission members and the Calabasas community of the proposed update of the Element.

A 2nd public study session was held before the Planning Commission on October 15, 2020 to discuss the results of the online survey and input received at the Community Workshop. The Commission provided staff with direction on potential Housing Element sites.

A 3rd public study session was held before the Planning Commission on February 4, 2021. Staff presented the Commission with two options of housing inventories.

On March 18, 2021, the City Council conducted a study session to review feedback from the Planning Commission and community, and to provide direction to staff on finalizing the Housing Element sites inventory.

Public Workshop

On September 30, 2020, City Community Development Department staff conducted a virtual community workshop to solicit public input on the Housing Element update. Sixteen members of the public participated. The workshop input included needed housing for Calabasas' workforce and preferred areas/locations to address the RHNA.

Public Noticing

Notices for the study sessions and community workshop were posted on the City website and project webpage, on the City's social media accounts, and a press release included in the City's e-newsletter. Direct invitation letters and emails were sent to local housing service providers and

stakeholders. Announcements regarding the community workshop were made at City Council and Planning Commission meetings, and a postcard was mailed to every household in the City.

Housing Element Surveys

The Housing Needs Survey was posted on the City's website from August 24 – September 30, 2020. A total of 913 completed surveys were received. Results included the top three housing priorities and the top three housing development strategies. Numerous write-in comments were also received regarding housing opportunities.

In order to solicit input from one of Calabasas' most vulnerable populations – senior citizens – the City conducted a Senior Housing Needs survey. This survey was distributed in the following ways:

- Posted on the Housing Element Update webpage and City main page
- Emailed the survey link to the Savvy Seniors
- Emailed the survey link to members signed up for the Senior Center updates
- Hard copies distributed to senior housing complexes and Calabasas Village Mobile Estates

A total of 324 senior citizen residents completed the Housing Needs Survey. Highlights of the survey include:

- 73% of respondents visit the Senior Center and/or receive the City's E-News
- 59% did not think adequate information was provided about housing programs for seniors such as senior housing, rental assistance, and help with housing maintenance
- On scale of 1-5 (5 being highest), the need for senior housing near medical facilities and shopping in Calabasas received the highest rating at 3.87, followed by additional affordable senior housing (3.35).
- 25% of respondents would like information on how to provide an ADU on their property

Fair Housing Plan Outreach

The City of Calabasas is one of 47 cities participating in the Urban County of the County of Los Angeles (CDC) Community Development Block Grant Program (CDBG). The CDC and Housing Authority of the County of Los Angeles (HACoLA) formed a joint effort to prepare, conduct and submit to HUD their certification for Affirmatively Furthering Fair Housing, as presented in their Analysis of Impediments to Fair Housing Choice (AI), adopted March 7, 2018.

For the Los Angeles County AI, a variety of community participation tools were utilized to find out about the fair housing issues facing the county as a whole. These included regional discussion groups; three sets of four focus groups each, aimed at addressing disability and access, education, employment and transportation, and healthy neighborhoods; Resident Advisory Board Meetings; community input meetings and the 2017 Resident Fair Housing Survey. In addition, there was also a stakeholder survey and a planning and zoning survey.

PART 2. ASSESSMENT OF FAIR HOUSING

A. KEY DATA AND BACKGROUND INFORMATION

The City's website contains a summary of the early history of Calabasas:

Settlements of Chumash Indians named the area Calabasas, a word perhaps descended from the Indian word for "where the wild geese fly." Others think Calabasas comes from the Spanish word for pumpkin or wild gourd. El Scorpion, or El Escorpion, a ranch that once occupied a large tract in the west San Fernando Valley, was granted to three Indians in Calabasas in the 1830's. About 25 years later, Miguel Leonis, the Basque "King of Calabasas" acquired the ranch and 1,100 acres by his marriage to Espiritu, an Indian who had inherited the property from her father.

After the turn of the century, several select spots in the Calabasas area developed into weekend respites from the city. The Stunt family developed a homestead on the north slope of Saddle Peak, also in the Monte Nido area, now known as Malibu State Park. Circa 1863, an adobe which was built near the park by a settler named Sepulveda for his wife and 12 children. Lack of water in the Calabasas area was always a major concern. With the founding of the Las Virgenes Municipal Water District in 1958, a water supply was assured, and the area began its development boom. The first subdivision in Calabasas, called Park Moderne (in Mulwood near Calabasas High School), was a retreat for artists, craftsmen, and writers. By 1990, over 6,000 housing units had been developed in Calabasas, and the City incorporated in 1991.

Both the County AI and the Housing Element Background Report in Appendix C examine key demographic factors for Calabasas and the County as a whole, summarized below. Additional regional and local analysis is provided under Part 2 of this section.

- Between 2010 and 2020, the population in Calabasas grew by five percent, similar to the four percent Countywide;
- Calabasas' senior population (65+ years) continues to grow and was 17 percent of the City's population in 2020, compared to 14 percent Countywide. Calabasas' median age in 2020 was 42.9 years while the County's was 36.7 years;
- In 2020, more than three-fourths of the City's population (76%) was White, ten percent was Asian/Pacific Islander, approximately 8 percent was Hispanic and less than one percent was African American. Calabasas is less diverse than the County as a whole.
- In 2020, Calabasas' population had more families with children (35%) compared to the County (27%).
- Between 2010 and 2020, both Calabasas' and the County's housing stock grew by four percent.
- Calabasas has a slightly higher percentage of owner-occupied units than Los Angeles County, with a homeownership rate of 61 percent, compared to 57 percent.

Overview of Calabasas Census Tracts

Calabasas is comprised of six Census Tracts, although several of these extend beyond the City's boundaries. A seventh Tract, 8001.02, is located in the southeast portion of Calabasas and very little development is located there. Figure B-1 shows the tract boundaries, as well as their division into block groups (represented by the last digit). Fair housing analysis is provided at the Tract level in the subsequent sections of this AFFH analysis.

Since 2017, the California Fair Housing Task Force has provided research, evidence-based policy recommendations and other strategic recommendations to HCD and other state agencies to further fair housing goals. Part of this research involves opportunity mapping. Areas of opportunity are places that provide resources people need to thrive, including education, quality employment, transportation and low poverty.

The most recent opportunity maps (known as TCAC/HCD Opportunity Maps) were adopted in December of 2020. The following indicators were used by the Fair Housing Task Force to determine the opportunity level by census tract as well as an indicator score (0-100) for each category:

- ***Economic***
  - *Poverty* – percent of population with income above 200% of federal poverty line
  - *Adult Education* – percent of adults with a bachelor's degree or above
  - *Employment* – percent of adults ages 20-64 who are employed in the civilian labor force or in the armed forces
  - *Job Proximity* – number of jobs filled by workers with less than a BA that fall within a given radius of each census tract population
  - *Median Home Value* – value of owner-occupied units

- ***Education***
  - *Math and Reading Proficiency* – percentage of 4th graders who meet or exceed math and literacy proficiency standards
  - *High School Graduation Rates* – percentage of high school cohort that graduated on time
  - *Student Poverty Rate* – percentage of students not receiving free or reduced-price lunch

- ***Environmental***
  - *CalEnviroScreen 3.0 indicators* - such as Ozone, PM2.5, drinking water – the higher the index score, the greater the exposure.

Figure B-2 maps the TCAC/HCD Opportunity Levels for the City and surrounding areas. As shown, all of Calabasas' census tracts are designated "highest resource", similar to the surrounding areas outside the City. Figure B-3 shows the Diversity Index from HCD's AFFH Data Viewer. Table B-1 provides a compilation of data about Calabasas, including TCAC information, HUD AFFH data and Census data.

Figure B-1: Calabasas Census Tracts

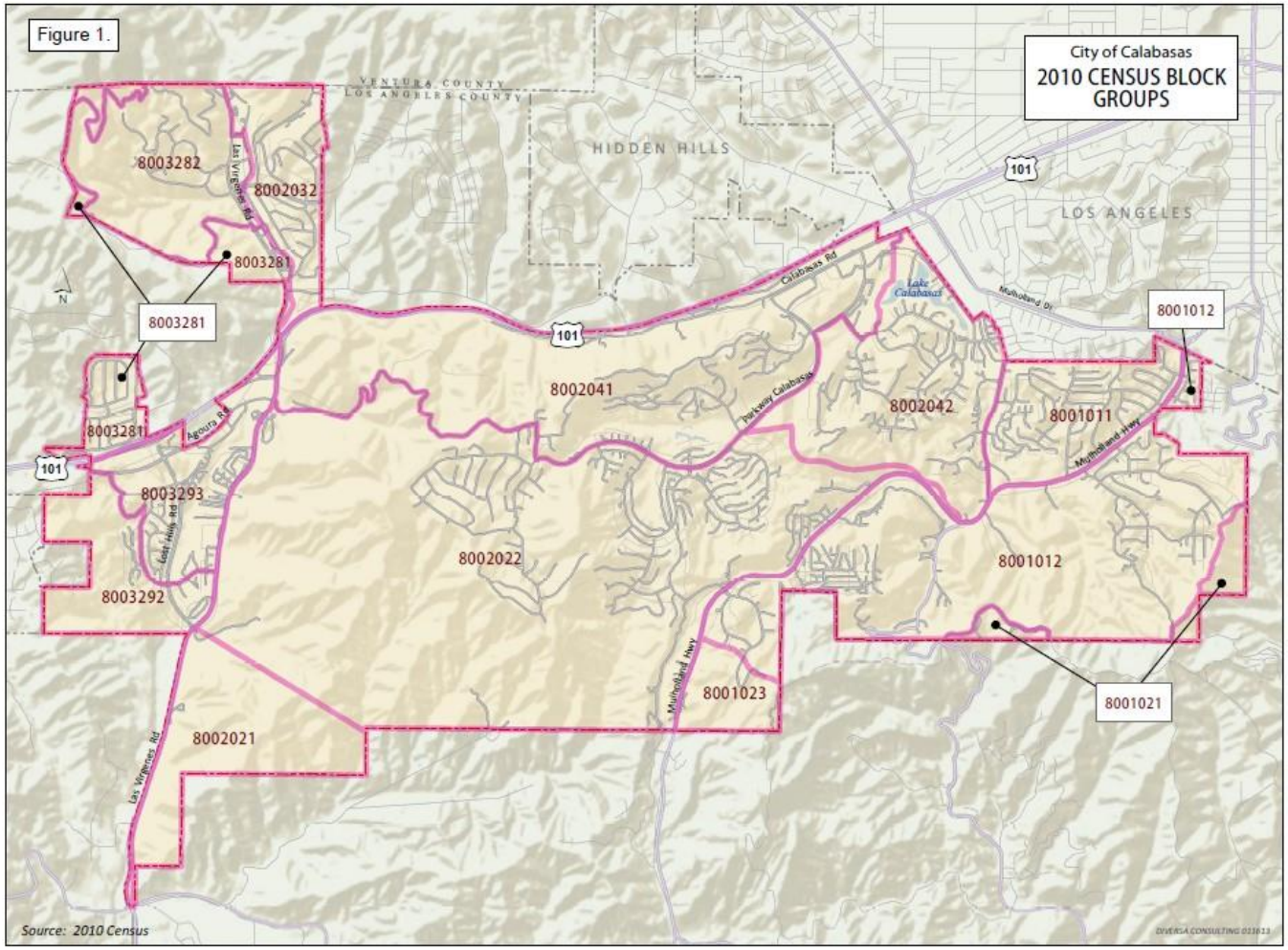
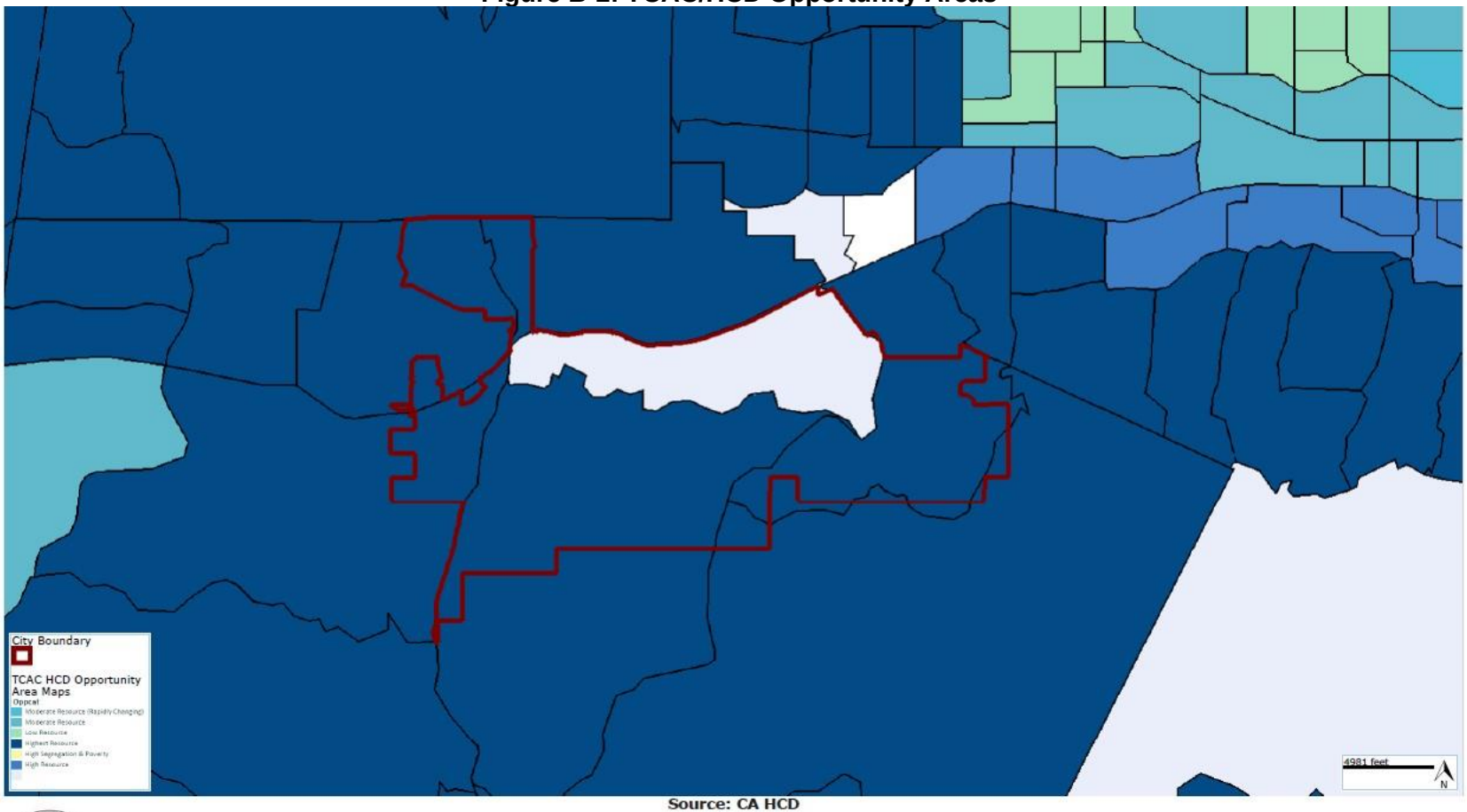
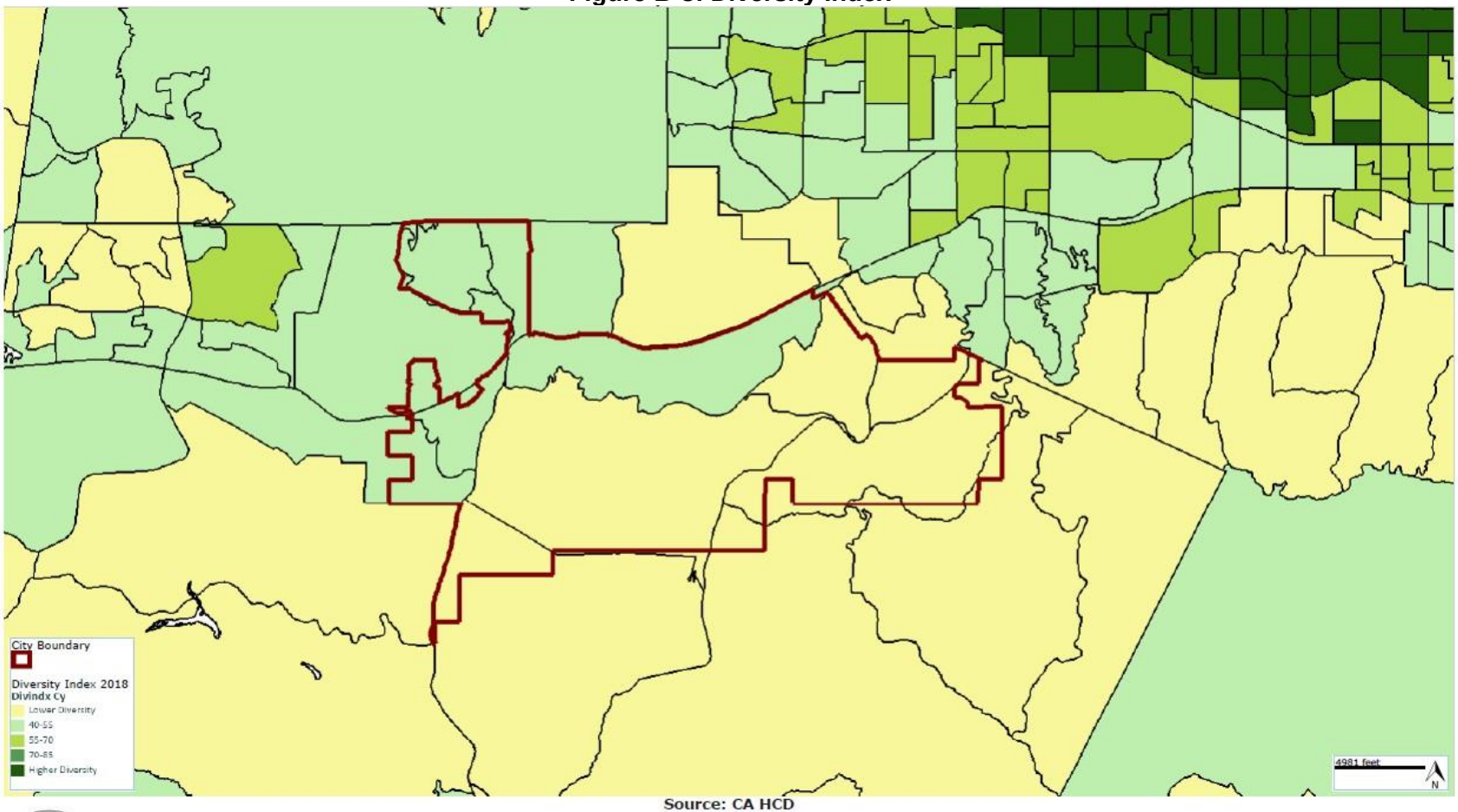


Figure B-2: TCAC/HCD Opportunity Areas



Source: CA HCD

Figure B-3: Diversity Index



Source: CA HCD

https://apps.spatialstream.com/landvision/production/CurrentBuild/Html/printpreview.html

Table B-1: Calabasas Census Tracts

	Census Tract						Citywide
	8001.01	**8002.02***	**8002.03***	**8002.04**	**8003.28***	**8003.29***	
TCAC Resource Level	Highest	Highest	Highest	Insufficient Data[+]	Highest	Highest	Highest
TCAC Economic Index	82	82	87	------	82	70	70-87
TCAC Education Index	94	88	88	------	84	93	84-94
TCAC Environmental Index**	93	91	29	------	68	76	29-93
Race/Ethnicity							
White	80%	79.8%	77.4%	74.3%	66.7%	78.8%	76%
Hispanic	4.9%	9%	9.5%	10.4%	8.1%	7.5%	8.3%
Asian/Pacific Islander	6.4%	7.9%	9.4%	9.3%	19.1%	9%	9.5%
Black	<1%	<1%	<1%	<1%	2%	<1%	<1%
Low Poverty Score	98	52	67	69	87	94	52-98
% of Population in Poverty	3%	9%	6%	4%	8%	7%	3%-9%
% of Population that is Disabled	9.1%	4.9%	6.6%	12.8%	5.7%	9.2%	7%
Transit Trips	76	64	69	65	71	61	61-76
Total #/ Type of Housing	1,999 units 88% single-family <1% multi-family 12% mobile home	2,097 units 92% single-family 1% multi-family 7% mobile home	2,054 units 81% single-family 19% multi-family	1,868 units 77% single-family 23% multi-family	1,059 units 60% single-family 40% multi-family	2,685 units 61% single-family 39% multi-family	9,208 units 74% single-family 25% multi-family 1% mobile home

	Census Tract						Citywide
	8001.01	8002.02*	8002.03*	8002.04	8003.28*	8003.29*	
Age of Housing Stock							
<30 yrs old	15%	46%	28%	23%	32%	28%	27%
>30 yrs old	85%	54%	72%	77%	68%	72%	73%
% Owner Households	90%	87%	70%	74%	50%	58%	68%
% Renter Households	10%	13%	30%	26%	50%	42%	32%
% of Total Rental Units Affordable to ELI and VLI Households	4%	24%	5%	3%	<1%	<1%	<1%-24%
Overcrowding							
Owner	<1%	<1%	<1%	0%	0%	1%	<1%
Renter	0%	0%	6%	0%	2%	0%	2%
Severe	0%	0%	2%	0%	7%	0%	1%
Overpayment							
Owner	51%	42%	47%	36%	56%	49%	46%
Renter	41%	24%	20%	12%	30%	13%	20%
Severe	10%	35%	13%	64%	24%	49%	38%

Land Uses	Single-Family Residential, Multi-Family Residential, Mobile Homes, Public Facilities, Commercial, Recreation, Hillside, Rural Community, Open Space-Dev. Restricted	Single-Family Residential, Mobile Homes, Rural Residential, Open Space, Hillside, Recreation, Public Facilities, Open Space-Dev. Restricted	Single-Family Residential, Multi-Family Residential, Hillside, Commercial, Public Facilities	Single-Family Residential, Multi-Family Residential, Hillside, Commercial, Recreation, Open Space, Open Space-Dev. Restricted	Single-Family Residential, Multi-Family Residential, Mixed Use, Hillside, Commercial, Recreation, Open Space-Dev. Restricted	Single-Family Residential, Multi-Family Residential, Mixed Use, Commercial, Recreation, Public Facilities, Open Space-Dev. Restricted	Various

Source: HUD AFFH Mapping and Data Tool; California TCAC Opportunity Mapping, HCD AFFH Data Tool, Homepage, Open Street Map and CARTO/Otherings & Belonging Institute; City of Calabasas Zoning Map, ACS 2014-2018.,

Note: *Tracts that cover areas outside of the Calabasas city boundaries.

**The Environmental Index is an inverse measurement to the Economic and Education Indexes. A low number means less exposure to environmental hazards (pollutants, etc)

+The California TCAC Opportunity Mapping Homepage did not have data available for Tract 8002.04. Consultation with the Director of Berkeley's Equity Metrics Program that developed the TCAC Opportunity Maps confirmed that one or more of the indicators for the census tract had unreliable or missing data, and as such the census tract is excluded. Gambhir, Samir. "Re: Missing TCAC/HCD Data." Received by Lori Parrington. June 13, 2021. Email Consultation.

The California TCAC Opportunity Mapping Homepage did not include Resource Level information for Tract 8002.04 due to insufficient or missing data. However, in addition to the demographic and housing information presented in Table B-1, other data sources provide economic, education and environmental details about this portion of the City:

- The HUD AFFH Data Tool has the following measurements for Tract 8002.04:
  - School Proficiency: 88 (similar to the rest of the City)
  - Job Proximity: 84 (similar to the rest of the City)
  - Labor Market: 64 (lower than most other areas of the City)

- The HCD AFFH Data Viewer has the following measurements for Tract 8002.04:
  - CalEnviroScreen 4.0 Percentile – 51% (indicating a higher exposure to pollutants compared to the rest of the City).

B. FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY

Los Angeles County

The Los Angeles County Analysis of Impediments to Fair Housing Choice (AI) describes the departments and organizations that handle fair housing enforcement and outreach in Calabasas. These include the U.S. Department of Housing and Urban Development (HUD), the California Department of Fair Employment and Housing (DFEH), and the Housing Rights Center (HRC), which primarily operates in Los Angeles County. The HRC services includes intake of discrimination allegations, mediation, systemic rental tests, fair housing counseling and reasonable accommodation/modification requests. The Housing Authority of the County of Los Angeles (HACoLA) provides fair housing resources for residents via its website.

HUD data from 2008 through 2016 for the Los Angeles County Service Area is outlined in the County AI. During that time period, a total of 2,610 complaints were received by HUD. The highest number of annual complaints was in 2008 with 456 complaints. Almost half (46%) of the complaints were made on the basis of a disability.

Of the 2,610 complaints logged, all of them were closed, dismissed or settled in a variety of ways. Over half (57%) were determined to have no cause. Of the complaints found with cause, the most common issue was failure to make reasonable accommodation.

Calabasas

As outlined in the Background Report to the Housing Element, Calabasas has procedures in place to address potential impediments to fair housing choice to persons with disabilities and other special needs populations. The City continues to participate with the Housing Rights Center (HRC) in the provision of fair housing services and provides informational links on the City website.

Table B-2 below details the services provided by the HRC to Calabasas residents between Fiscal Years 2016 and 2020. A total of 46 households received services during the five-year period. Tenant/landlord services were provided to 39 Calabasas households (85%), while assistance with discrimination inquiries were provided to seven households (15%). The overall demographics illustrates that the predominance of inquiries were made by extremely low income households (67%) and persons who identify as White (57%). Approximately 20 percent of inquiries were

made by persons with a disability, 11 percent were made by senior citizens and four percent were made by female-headed households.

For the landlord/tenant services, notices and rent increases were the largest issues (28% and 13% respectively). Approximately three-fourths (74%) of the inquiries were resolved, while other outcomes included referrals to Legal Aid (8%), referrals to Project Place (5%), and others such Attorneys and Small Claims Court.

As shown in the table, of the seven discrimination inquiries, two resulted in cases being opened. Both cases were based on a physical disability and both had successful conciliation.

Table B-2: Fair Housing and Tenant/Landlord Services in Calabasas: FY 2016-2020

Overall Demographics	# of Households Assisted by Housing Rights Center	% of Total Households Assisted
Race		
White	26	57%
Other	19	41%
American Indian/Alaskan and Black	1	2%
Total	**46**	**100%**
Ethnicity		
Not Hispanic/Latino	44	96%
Mexican/Chicano	1	2%
Other Hispanic/Latino	1	2%
Total	**46**	**100%**
Type of Caller		
In-Place Tenant	36	78%
Landlord	6	13%
Other	3	7%
Rental Home seeker	1	2%
Total	**46**	**100%**
Income Level		
Extremely Low	31	67%
Very Low	1	2%
Low	7	15%
Moderate	7	15%
Total	**46**	**100%**
Special Groups		
Disabled	9	56%
Senior	5	31%
Female Headed HH	2	13%
Total	**16**	**100%**

Tenant/Landlord Services		
Housing Issue		
Notices	11	28%
Rent Increase	5	13%
General Info	4	10%
Harassment	3	8%
Seeking Housing	3	8%
Utilities	3	8%
Lease Terms	2	5%
Other Issue	2	5%
Security Deposit	2	5%
Substandard Conditions	2	5%
Lockout	1	3%
Repairs	1	3%
Total	**39**	**100%**
Disposition		
Resolved	29	74%
Legal Aid	3	8%
Project Place	2	5%
Attorney	2	5%
Small Claims Court	1	3%
Mediation	1	3%
Health Dept	1	3%
Total	**39**	**100%**
Discrimination Inquiries and Cases		
Inquiries Counseled	5	71%
Cases Opened	2	29%
Physical Disability	(2)	(100%)
Disposition of Cases Opened		
Successful Conciliation	(2)	(100%)
Total	**7**	**100%**

Source: Housing Rights Center, May 2021.

In addition to the HRC, a Public Records Act request was submitted to both the California Department of Fair Employment and Housing (DFEH) and the U.S. Department of Housing and Urban Development (HUD) to see if any fair housing cases from Calabasas had been submitted to their agencies between 2014 and 2020.

Two records were found by DFEH, one based on color and the second based on disability, race and color. Both cases were closed due to no cause determinations by DFEH. HUD's records showed three cases for Calabasas, one in 2015 (based on disability), one in 2019 (based on race, color and sex) and one in 2020 (based on race). All three cases were closed due to no cause determinations.

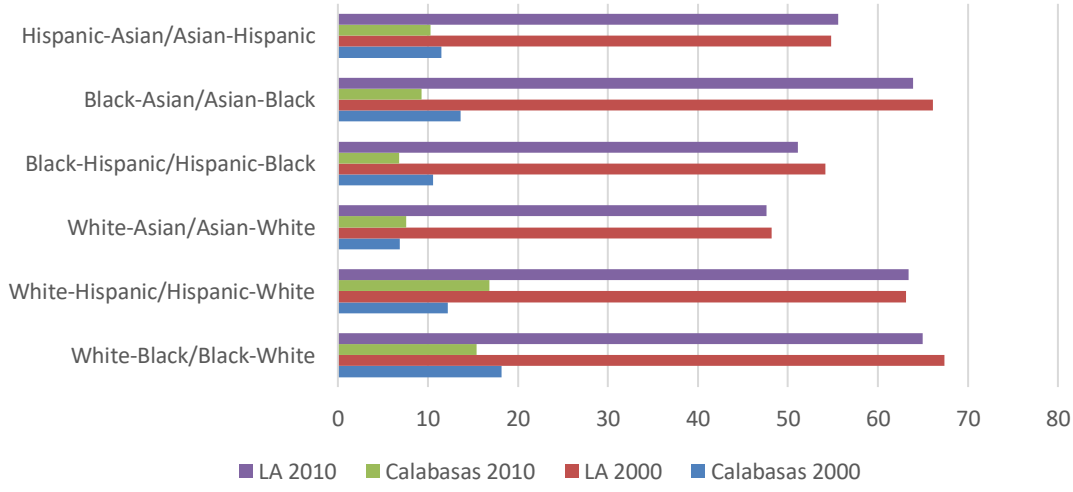
C. INTEGRATION AND SEGREGATION

Calabasas' housing stock is comprised of single-family residential (74%), multi-family (25%) and mobile homes (1%). Commercial areas are in close proximity to the Ventura Freeway. Many areas of the City consist of steep slopes and County designated Significant Ecological Areas (SEAs), and therefore development is restricted.

A measure of residential segregation is the dissimilarity index, which is a commonly used measure of community-level segregation. As defined by HUD, the dissimilarity index represents the extent to which the distribution of any two groups (frequently racial or ethnic groups) differs across Census Tracts. The values of the dissimilarity index range from 0 to 100, with a value of zero representing complete integration between the racial/ethnic groups and a value of 100 representing complete segregation. HUD indicates that a dissimilarity index of less than 40 is considered low segregation, 40-54 is considered moderate segregation and greater than 55 is considered high segregation.

The following chart shows the dissimilarity index between different groups for Calabasas and the County during 2000 and 2010. Using the thresholds described above, the dissimilarity index in Calabasas for all groups was considered low in 2000 and 2010. The index levels in Calabasas are similar to the neighboring cities of Malibu and Agoura Hills and are less than the County as a whole. The County locations with the highest index values are Long Beach and Los Angeles, while Baldwin Park, Bellflower, Downey and Paramount have the lowest index values.

Chart B-1:
Dissimilarity Index - Calabasas and LA County Area



Source: Spatial Structures in the Social Sciences at Brown University

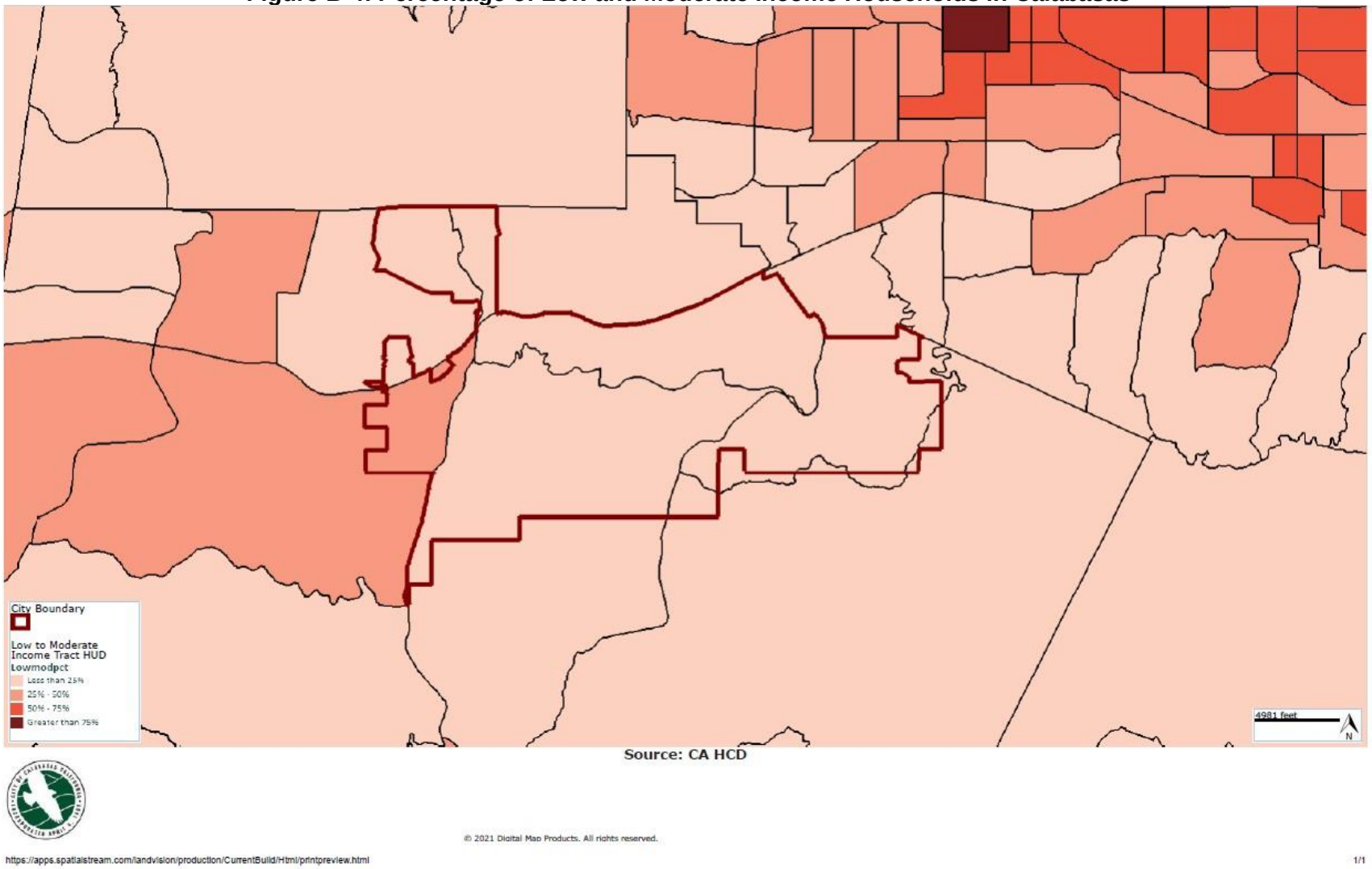
The County AI describes the racial and ethnic make-up in their services area as follows:

- The largest areas of Hispanic populations are located in East Los Angeles, Bell Gardens, Maywood, and Florence-Firestone, in Los Angeles south of the downtown area, San Fernando, and Palmdale.
- Cities such Cerritos, Diamond Bar, and San Gabriel contain high concentrations of Asian (non-Hispanic) residents, as do Alhambra, Rosemead, and the Koreatown neighborhood west of Downtown Los Angeles.
- The communities with the largest Black (non-Hispanic) populations are Athens-Westmont View Park/Windsor Hills, Carson, and unincorporated areas to the south and southeast of Downtown Los Angeles.
- Claremont, West Hollywood, and Calabasas contain the highest clusters of White (non-Hispanic) residents.
- The highest concentrations of Mexican-born residents in the service area appear in unincorporated East Los Angeles; the city cluster of Bell, Bell Gardens, and Maywood; unincorporated Florence-Firestone; San Fernando; and in La Puente and the surrounding unincorporated areas.
- The next most-common nation of origin for residents in the Urban County is China, with the largest concentrations occurring in San Gabriel, unincorporated Northeast San Gabriel, and Arcadia. There are also smaller pockets near Diamond Bar in unincorporated Rowland Heights.

As mentioned in the Housing Element Background Report and earlier in this Appendix, Calabasas is much less diverse than the County. Table B-1 illustrates that approximately three-fourths of the city population is White, ten percent of the residents are Asian/Pacific Islander, eight percent are Hispanic and less than one percent are African American. A higher percentage of Asian Americans live in the northwest portion of the city (19%) while the eastern portion of Calabasas has the highest percentage of White residents (80%).

Another factor that can contribute to either integration or segregation is income level. Table B-1 shows that the percentage of the population that lives below the poverty level ranges from three to nine percent across the City's Census Tracts. The HCD AFFH Data Viewer also has a map illustrating the percentage of low and moderate income households in each census tract, depicted in Figure B-4. As shown, the majority of the City's census tracts have less than one-quarter of households which fall within the low and moderate income categories. Just one census tract (8003.29), located in western Calabasas and home to one of the City's largest (600 unit) apartment complexes, is identified as having between 25-50% low and moderate income households. While the household characteristics in this tract are similar to other areas of the City (refer to Table B-1), over 60% of renters are experiencing overpayment. It should be noted however that a large portion of this tract extends outside the City limits.

Figure B-4: Percentage of Low and Moderate Income Households in Calabasas



D. RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF POVERTY (R/Ecap)

The HUD database website (https://data.world/hud/recap) defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) as an area that has a non-white population of 50 percent or more. For the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as "Census Tracts with 40 percent or more of individuals living at or below the poverty line" (HUD RECAP dataset website). According to the HUD database, no Calabasas Census Tracts are R/ECAP areas. Additionally, none of the County AI maps indicate Calabasas as having R/ECAP tracts. The County AI identifies the largest groupings of R/ECAP Census Tracts in downtown Los Angeles, Long Beach and a few tracts near San Fernando and the in the Lancaster/Palmdale area.

Due to the relative inaccessibility and distance from urban centers, Calabasas does not attract many homeless individuals or families. The 2020 Greater Los Angeles Homeless Count, conducted by the Los Angeles Homeless Service Authority (LAHSA), included a count of homeless on the street, in shelters (emergency, transitional and safe haven), hidden homeless and youth. This count was done across the County on a single night in January 2020. Within Calabasas, the 2020 count identified two homeless individuals (both unsheltered on the night of the PIT Count).[3]

LAHSA disperses funds to the eight Service Planning Areas (SPAs) in the County for coordinated responses to homeless issues (Calabasas is located in SPA 2). Los Angeles Family Housing, located in North Hollywood, provides services for SPA 2 including: outreach, housing placement assistance and a variety of supportive services.

In Calabasas, persons identified as homeless are most often located in parks, public spaces, and undeveloped open space, both privately and publicly owned. When a homeless person is encountered, staff visits the individual and outreach materials and service information are provided. This is done by either the City's Public Safety staff or the homeless outreach coordinator for the Las Virgenes/Malibu Council of Governments (COG). Follow up visits are carried out by the COG coordinator to see if the individuals can access the services needed. Members of the public are also able to use the City's website to notify City staff of the presence of homeless individuals. The City's program provides homeless outreach and assistance in a timely and efficient manner.

E. DISPARITIES IN ACCESS TO OPPORTUNITY

The TCAC maps for Calabasas show that the City has been designated the "Highest" resource category. As described earlier in the AFFH, Tract 8002.04 had insufficient data for a TCAC score; however, Table B-1 showed a variety of other data regarding that Tract that illustrated it was similar in many indices to the rest of the City. It is important to look at some factors in more detail to determine if certain populations in Calabasas have less access to opportunities compared to the City as a whole.

Table B-1 shows the transit trip index for Calabasas, which ranges from 61 to 76 out of 100 by Census Tract. Considering the City's suburban setting, Calabasas has a well-developed transit system available throughout the community, with no major deficiencies. Several transit options

[3] The Los Angeles Homeless Services Authority, 2020 Greater Los Angeles Homeless County, 2020.

are available in the City. The City's Transportation Department operates a no-cost shuttle Monday through Friday and stops at 48 different locations in the City including various schools, the Community Center, City Hall and many commercial locations. The City also runs the Calabasas Trolley, a free service that runs an hour-long loop connecting the east and west sides of the City on Fridays, Saturdays, and Sundays. During the summer, there is a beach bus for residents to go to and from Zuma Beach. The City is served by various Los Angeles County Metro routes that provide regional service between Calabasas and the San Fernando Valley and Los Angeles. The Dial-A-Ride program is funded through the LA County Transportation Authority and provides rides to seniors and residents who are disabled or have a serious medical condition.

All the Census Tracts in Calabasas have school proficiency levels designated as high, with the education index varying from 87 to 93 out of 100, illustrating that there is high and equal access to educational opportunities for the City's residents.

Similarly, all Census Tracts have a high economic index, ranging from 70 to 87.

The environmental index is an inverse measurement to the other indices, with a low number reflecting less exposure to environmental hazards. The index is based on CalEnviroScreen 3.0 indicators - such as Ozone, PM2.5, and drinking water contamination. Calabasas' Census Tracts have environmental indices ranging from 29 up to 93, with the higher scoring tracts likely a reflection of noise and air pollution from the 101 Freeway. The Safety Element being updated in conjunction with the 6th cycle Housing Element includes policies aimed at addressing these environmental hazards, including incorporating project design features such as fixed windows, open space, increased tree plantings and higher MERV rated air filtration systems for residential locations near the freeway.

Disability and Access

Approximately seven percent of the Calabasas' population has a disability. The Census Tracts range from 4.9 percent to 12.8 percent, with the highest percentage in tract 8002.04. This tract has a mix of housing as well as both renters and homeowners, including the Canyon Creek Senior Apartments, which could contribute to higher levels of disability.

Efforts to support the disabled in Calabasas include the Housing Rehabilitation grant program that can assist lower income homeowners in making needed accessibility improvements. The Meals-on-Wheels program delivers meals to individuals who are temporarily or permanently disabled, and the City's Dial-a-Ride service provides transportation around the Calabasas area to seniors and to the disabled. Silverado Senior Living provides housing for 110 seniors with Alzheimer's and other dementias, and includes an adult day care facility with capacity for 30 persons. Belmont Village Senior Living is a new 165-bed facility, located in the Calabasas sphere of influence, that offers assisted living and memory care options for its residents (this area is in the process of being annexed to the City).

Calabasas supports the provision of housing for persons with disabilities, and has adopted provisions in its Zoning Code to enable community care facilities and supportive housing and ensure reasonable accommodation. Housing Element programs to facilitate affordable housing - including Inclusionary Zoning, Affordable Housing Fund, Affordable Housing Development Assistance, and the new Affordable Housing Overlay – can also assist residents with developmental disabilities. The expansion of the City's Home Repair Program to include loans for the development of accessory dwelling units may provide another housing option.

The senior population continues to grow in Calabasas. Approximately 17 percent of Calabasas' population were age 65 and above in 2020, with another 15 percent ("pre-seniors") turning this age over the coming decade. One-quarter of the City's households are headed by a senior, with the vast majority (86%) being owner households. Over 20 percent of elderly residents in Calabasas have some type of disability, which may limit their ability to live independently. The Calabasas Senior Center, which opened in 2016, is a gathering place for seniors that offers activities, classes, excursions and special luncheons and dinners. Calabasas has several specialized residential facilities for seniors at different income levels. However, rising apartment and mobile home park rents, as well as ongoing homeowner maintenance costs are a particular concern for seniors, as many are on fixed incomes.

F. DISPROPORTIONATE HOUSING NEEDS AND DISPLACEMENT RISK

Housing Vacancy

As described in the Background Report, the vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of two percent for ownership housing is generally considered healthy while a vacancy rate of five percent for rental housing suggests that there is a balance between the supply and demand of housing. According to the 2014-2018 American Community Survey, the homeowner vacancy rate in Calabasas is 0.6 percent, indicating less than ideal vacancies and a pent-up demand for housing. The rental vacancy rate during this same time period was measured at four percent, indicating a less than optimal supply of vacant rental units for normal mobility.

Housing Overpayment

Overpayment remains a critical issue for low and moderate-income households, who are disproportionately affected by this burden compared to other households. The 2014-18 American Community Survey data compiled by SCAG identifies 21 percent (575 households) of renters in Calabasas as spending between 30 and 50 percent of their total income on housing, with an additional 41 percent spending more than half their income on housing. While total renter overpayment is fairly consistent with levels measured in the 2010 Census, severe overpayment increased substantially from 24 to 41 percent, and is well above the 29 percent severe overpayment Countywide. Among owner households, 47 percent (2,176) were overpaying, consistent with overpayment levels measured in the 2010 Census.

Among lower income renter households, overpayment is most pronounced. All renter households earning less than $20,000 in Calabasas face severe overpayment and all renter households earning less than $50,000 face either overpayment or severe overpayment. As anticipated, as a household's income increases, the level of overpayment declines.

Land Use Patterns

The Calabasas 2030 General Plan designated the following three areas for mixed use development and transition to relatively high intensity, pedestrian-oriented environments with an integrated mix of commercial and residential uses:

- West Village - The Agoura Road corridor is currently dominated by office and business park uses. The Land Use Plan's vision is to transition the corridor to a mix of office, retail, and residential uses that creates a village ambiance and strong "sense of place." Approximately 80 acres are designated for mixed use in the West Village area.
- East Village – The approximately 80-acre mixed use area along both sides of Calabasas Road provides an opportunity for redevelopment and intensification of existing uses to create a mix of office, retail, and residential uses to complement the uses in Old Town Calabasas and to provide the impetus for creating a pedestrian-oriented "city center" and gathering place.
- Las Virgenes/Mureau Road – City Hall, including the City library, vacated its original Business Park location when the new Calabasas Civic Center and Library opened in 2008. The General Plan envisions the 28 acres of existing office/business park uses in this area transitioning to an integrated mix of office, retail, and multi-family residential uses.

Each of these areas are designated commercial mixed-use (CMU) in the 2030 General Plan, allowing for residential densities up to 20 units/acre, in addition a specified floor area ratio for the non-residential component. The 2030 General Plan also established three distinct multi-family designations at 12, 16 and 20 units/acre, in contrast to the one prior 16 unit/acre designation. The new Affordable Housing Overlay being proposed as part of the Housing Element update will be applied to numerous mixed use and multi-family sites, allowing for densities of 40 units/acre (or 50 units/acre for seniors) in exchange for the inclusion of affordable units.

Many areas in Calabasas consist of slopes where the topography acts as a limitation to various types of development. The City has established Hillside and Ridgeline development standards to protect the public health and safety with regard to fire hazards and slope stability and to ensure that buildings are located in the most accessible, least visually prominent, and most geologically stable portions of the hillside or ridgeline. These standards apply to proposed developments on sites with a natural slope greater than ten percent or that include a designated ridgeline, which are located along the western, central, and southern portions of the City.

Displacement Risk

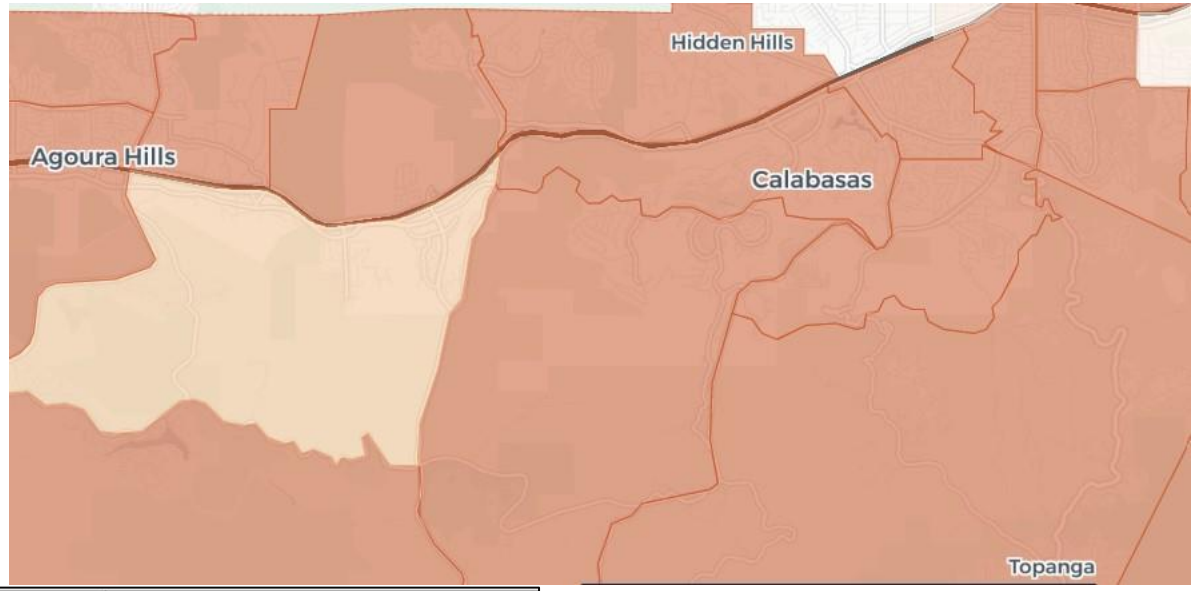
The City does not have any affordable housing at-risk of conversion during this planning period. Canyon Creek apartments was financed using tax credits, which extend through 2066. The Paxton Calabasas project, which includes four very low income units, has affordability controls which extend to 2048. Avanti includes eight units for very low income tenants, which has deed restrictions until 2046. And Calabasas Creekside, projected to open in mid-2022, will include five very low income units with affordability controls that extend through 2077.

Calabasas Village Mobile Estates located on Mulholland Highway contains 210 mobile home spaces. In 2004, to response to escalating rents the City initiated a Rental Assistance Program for lower income tenants in the park, providing for a monthly subsidy for income-qualified tenants. The program has been expanded to include lower income seniors and disabled residents in the City's apartment complexes also impacted by rent increases. As of October 2020, this program was providing assistance to 50 households with 42 of these households residing in the mobile home park. The subsidy in 2020 was $250 a month.

The Urban Displacement Project shows the Census Tracts throughout the County by level of displacement risk[4]. As shown on Figure B-5, the majority of Calabasas is considered stable/advanced exclusive meaning that housing is affordable to high or mixed high-income households only. Census Tract 8003.29 is considered "At risk of becoming exclusive", with housing affordable to middle, high, mixed moderate and mixed high-income households (2018). Median rents in Calabasas exceed levels affordable to low and moderate income households.

[4] Urban Displacement Project, https://www.urbandisplacement.org/los-angeles/los-angeles-gentrification-and-displacement, March 2021.

Figure B-5: Displacement Risk



MODIFIED TYPES	CRITERIA
LOW-INCOME/SUSCEPTIBLE TO DISPLACEMENT	• Low or mixed low-income tract in 2018
ONGOING DISPLACEMENT OF LOW-INCOME HOUSEHOLDS	• Low or mixed low-income tract in 2018 • Absolute loss of low-income households, 2000-2018
AT RISK OF GENTRIFICATION	• Low-income or mixed low-income tract in 2018 • Housing affordable to low or mixed low-income households in 2018 • Didn't gentrify 1990-2000 OR 2000-2018 • Marginal change in housing costs OR Zillow home or rental value increases in the 90th percentile between 2012-2018 • Local and nearby increases in rent were greater than the regional median between 2012-2018 OR the 2018 rent gap is greater than the regional median rent gap
EARLY/ONGOING GENTRIFICATION	• Low-income or mixed low-income tract in 2018 • Housing affordable to moderate or mixed moderate-income households in 2018 • Increase or rapid increase in housing costs OR above regional median change in Zillow home or rental values between 2012-2018 • Gentrified in 1990-2000 or 2000-2018
ADVANCED GENTRIFICATION	• Moderate, mixed moderate, mixed high, or high-income tract in 2018 • Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018 • Marginal change, increase, or rapid increase in housing costs • Gentrified in 1990-2000 or 2000-2018

STABLE MODERATE/MIXED INCOME	• Moderate, mixed moderate, mixed high, or high-income tract in 2018
AT RISK OF BECOMING EXCLUSIVE	• Moderate, mixed moderate, mixed high, or high-income tract in 2018 • Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018 • Marginal change or increase in housing costs
BECOMING EXCLUSIVE	• Moderate, mixed moderate, mixed high, or high-income tract in 2018 • Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018 • Rapid increase in housing costs • Absolute loss of low-income households, 2000-2018 • Declining low-income in-migration rate, 2012-2018 • Median income higher in 2018 than in 2000
STABLE/ADVANCED EXCLUSIVE	• High-income tract in 2000 and 2018 • Affordable to high or mixed high-income households in 2018 • Marginal change, increase, or rapid increase in housing costs

Source: The Urban Displacement Project, UC Berkeley, https://www.urbandisplacement.org.

Housing Conditions

The vast majority of housing in Calabasas is in excellent condition. Throughout the community, homes are well maintained and evidence continued investment and upgrading. However, as shown in Table B-1, almost three-fourths of the housing stock is more than 30 years old. Homes in the City's older neighborhoods were predominately built in the 1960s, 1970s and 1980s, and are now approaching the age at which more significant improvements become necessary, such as new plumbing or roofing. The aging of such a large portion of the Calabasas' housing stock indicates a need for code enforcement, property maintenance and housing rehabilitation programs. While no units have been identified as needing replacement, an estimated 20 percent of the pre-1989 housing stock (approximately 1,300 units) may be in need of some level of rehabilitation. The City's Residential Rehabilitation Program provides loan and grant assistance to lower income households to make needed repairs, with the majority of households taking advantage of this program either mobile home park residents and/or senior citizens. Between 2014 and 2019, the City provided rehabilitation assistance to 33 lower income households. The City also offers a locally-funded Home Repair Program to assist low and moderate income property owners of severely dilapidated properties cited for code violations to make needed repairs to make the units safe and habitable.

PART 3. SITES INVENTORY

Proposed Sites

Figure B-6 shows the sites inventory for this RHNA cycle, and the distribution of sites throughout the east and west sides of the City. As described in the Housing Element (Section V.B), Calabasas' sites inventory consists of the following components:

- Residential projects with development entitlements;
- Vacant single-family residential sites;
- Multi-family residential and mixed-use opportunity sites; and
- Accessory dwelling units.

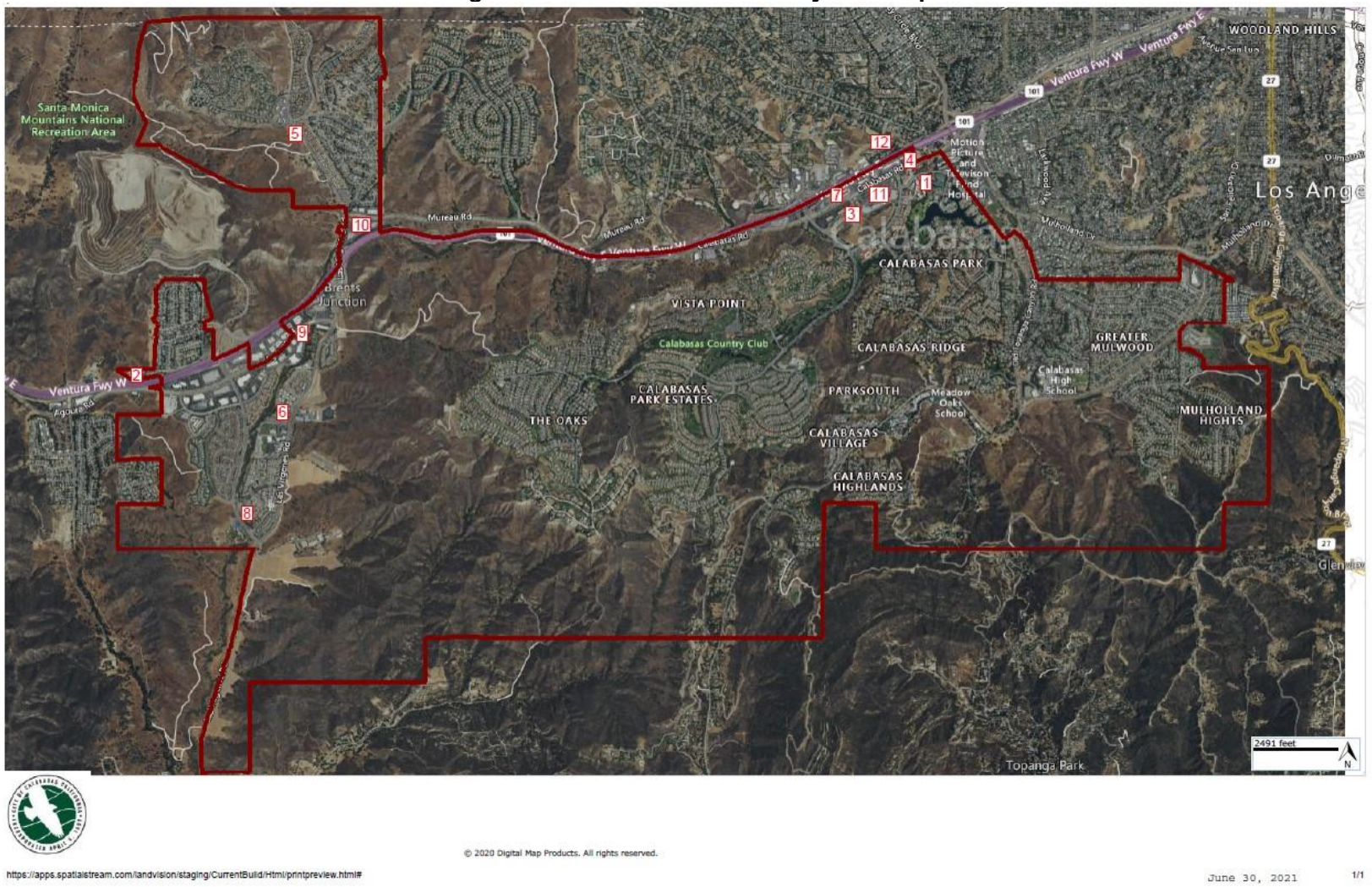
A brief description of each of these components is described below. Table B-3 compares Calabasas' RHNA for 354 new units with the City's aggregate residential sites inventory. As shown, Calabasas has provided more than adequate sites to fulfill its regional housing needs by income category.

Table B-3: Comparison of Sites Inventory with Regional Housing Growth Need (RHNA)

Income Group	Entitled Projects (post 6/30/21 occupancy)	Minimum Density Guidelines	Vacant Single-Family	Multi-family and Mixed-Use Opportunity Sites	Accessory Dwelling Units	Total Unit Potential	RHNA
Very Low	5	≥ 20 du/acre	--	255	58	318	132
Low							71
Moderate		≥ 12 du/acre	--	11	6	17	70
Above Moderate	37	≤ 12 du/acre	44	752	32	865	81
Total	**42**	**--**	**44**	**1,018**	**96**	**1,200**	**354**

[1] While the sites inventory shows a shortfall of sites to address the City's moderate income RHNA, the additional site capacity for lower income units may be applied towards moderate income.

Figure B-6: Calabasas Inventory Site Map



Projects with Entitlements

Calabasas currently has one residential project with development entitlements that will contribute towards addressing its future RHNA needs during the 6th cycle Housing Element. The Calabasas Creekside Apartments (previously "Raznick Mixed Use") involved rezoning a 1.92-acre Commercial Office (CO) site to Commercial Mixed Use (CMU) to allow for replacement of an existing 2-story office building with 42 residential units (age restricted for residents 55 years old or greater), surface level parking and indoor/outdoor common space.

Vacant Single-Family Residential Sites

Approximately 112 vacant acres remain for single-family residential use. Although the majority of this acreage is in the Hillside/ Mountainous (HM) district, only a relatively few number of units can be developed in HM areas due to severe physical constraints, lack of roads and sanitary sewers, and safety issues. Other vacant single-family land is limited to areas designated Rural Residential (RR), also subject to significant development constraints related to topography and access. Less than five acres of vacant, unconstrained Residential Single-Family (RS) land remains in Calabasas, supporting densities up to 6 units/acre. In total, approximately 44 new single-family housing units can be developed on sites that have not already received land use entitlements.

Multi-family Residential and Mixed-Use Opportunity Sites

The Calabasas 2030 General Plan designated approximately 190 acres for residential/commercial mixed use. As part of the 6th cycle Housing Element, a land use survey was conducted in these areas. Twelve sites (shown on Figure B-6) totaling approximately 84 acres of Multi-Family Residential (RM) and Commercial Mixed-Use (CMU) designated parcels met the City's sites criteria and were identified as suitable for development within the 2021-2029 planning period. These include a balance of CMU sites in the East Village, West Village, and Las Virgenes/Mureau Road areas, as well as three RM sites, and one CMU site in Craftsman Corner to be annexed into the City.

Affordable Housing Overlay Sites

In order to increase the production of affordable housing beyond that currently being provided under the City's inclusionary ordinance, the City intends to adopt an Affordable Housing Overlay (AHO) zone in conjunction with the 6th cycle Housing Element. The overlay would layer on top of the base zoning regulations, leaving in place the option to develop under the base zoning, but providing the opportunity to develop to a greater intensity in exchange for providing a given percentage of affordable units. The City has identified eight sites for designation with an Affordable Housing Overlay: seven with a mixed-use base zone, and one with a base zone of RM-16. The Overlay would allow for 20 - 40 units/acre on designated sites in exchange for inclusion of the following affordable units: rental projects: 25% lower income units (min. ¼ very low); and ownership projects: 25% moderate income units. In addition, the Housing Overlay will include an option for affordable senior housing, allowing for densities of 20 - 50 units per acre for projects with 100% lower income units.

Accessory Dwelling Units

Given Calabasas' growing track record in producing ADUs, combined with the incentive of pre-approved construction plans and funding assistance, the sites inventory projects a minimum of 12 new ADUs to be produced annually, or 96 over the 2021-2029 planning period. The projected

affordability of these ADUs is based on SCAGs Regional Accessory Dwelling Unit Affordability Analysis (December 2020). The City will continue to monitor the extent of ADU production to ensure that the ordinance is being successful and that the Housing Element goals and RHNA production can be met.

Analysis of Sites and AFFH Data

The following is a comparison of the proposed site locations with the data in this appendix:

- The Calabasas sites inventory offers a variety of affordable housing opportunities throughout the City in areas where development is not constrained by topographical or other environmental constraints.
- The City's Inclusionary Housing Ordinance and new Affordable Housing Overlay will foster mixed income housing throughout Calabasas' high resource census tracts.
- Three of the opportunity sites (#6, 8 and 9) are located in Census Tract 8003.29, which has the largest percentage of low and moderate income residents and was also considered "at risk of becoming exclusive" on the Urban Displacement Project maps. Two of these sites will have the affordable housing overlay, incentivizing units for very-low and low-income households.
- The project with entitlements (Canyon Creek Apartments) is a seniors-only project which will have handicapped accessible units, which is important as the population in Calabasas continues to age.
- The mixed-use opportunity sites will provide economic opportunities for Calabasas residents, including in Census Tract 8002.04. This tract had a lower labor market rating on the HUD AFFH Data Tool compared to many other areas of the City.
- The Affordable Housing Overlay provides an opportunity for development without the requirement for a General Plan amendment or zone change, thereby removing governmental constraints.
- Accessory dwelling units provide opportunities to integrate affordable units in areas of the city that have development constraints due to topography, wildfire zones and other environmental constraints.

PARTS 4 & 5. CONTRIBUTING FACTORS, GOALS AND ACTIONS

The biggest fair housing issues facing Calabasas are: affordable housing available in a range of types and sizes, maintenance of older units, and fair housing outreach to seniors. Table B-4 connects fair housing issues with the corresponding contributing factors and the meaningful actions Calabasas can take to address them.

Table B-4: Calabasas Fair Housing Issues and Meaningful Actions

Fair Housing Issue	Contributing Factors	Priority Level	Action
A. Need for additional affordable housing in a range of types and sizes	1. Availability of affordable units due to high costs of living in the City as well as environmental/infrastructure issues. 2. Displacement of residents due to economic pressure 3. Community opposition 4. Need for workforce housing	**High**	**Housing Element Programs:** #3: Rental Assistance Program #4: Rental Registration Program #8: Residential Sites Inventory #9: Affordable Housing Overlay #10: Promote ADUs #11: Annexation of Craftsman Corner #12: Inclusionary Housing Program #13: Commercial/Industrial Impact Fee Program #14: Affordable Housing Dev. Assistance #16: Density Bonus Program #18: Adaptive Reuse of Office Space #21: Senior Housing Opportunities **City Action:** • During the HE planning period, develop an information campaign, using data and graphics from the HE process, to demonstrate to residents what affordable housing means and who it benefits. This can be utilized during the project review/permit process for projects with affordable housing. *Community Development Dept/PIO*
B. Community Conservation	1. Affordability challenges for upkeep	**Medium**	**Housing Element Programs:** #1: Single-family Rehabilitation Program #2: Home Repair/ADU Assistance Program

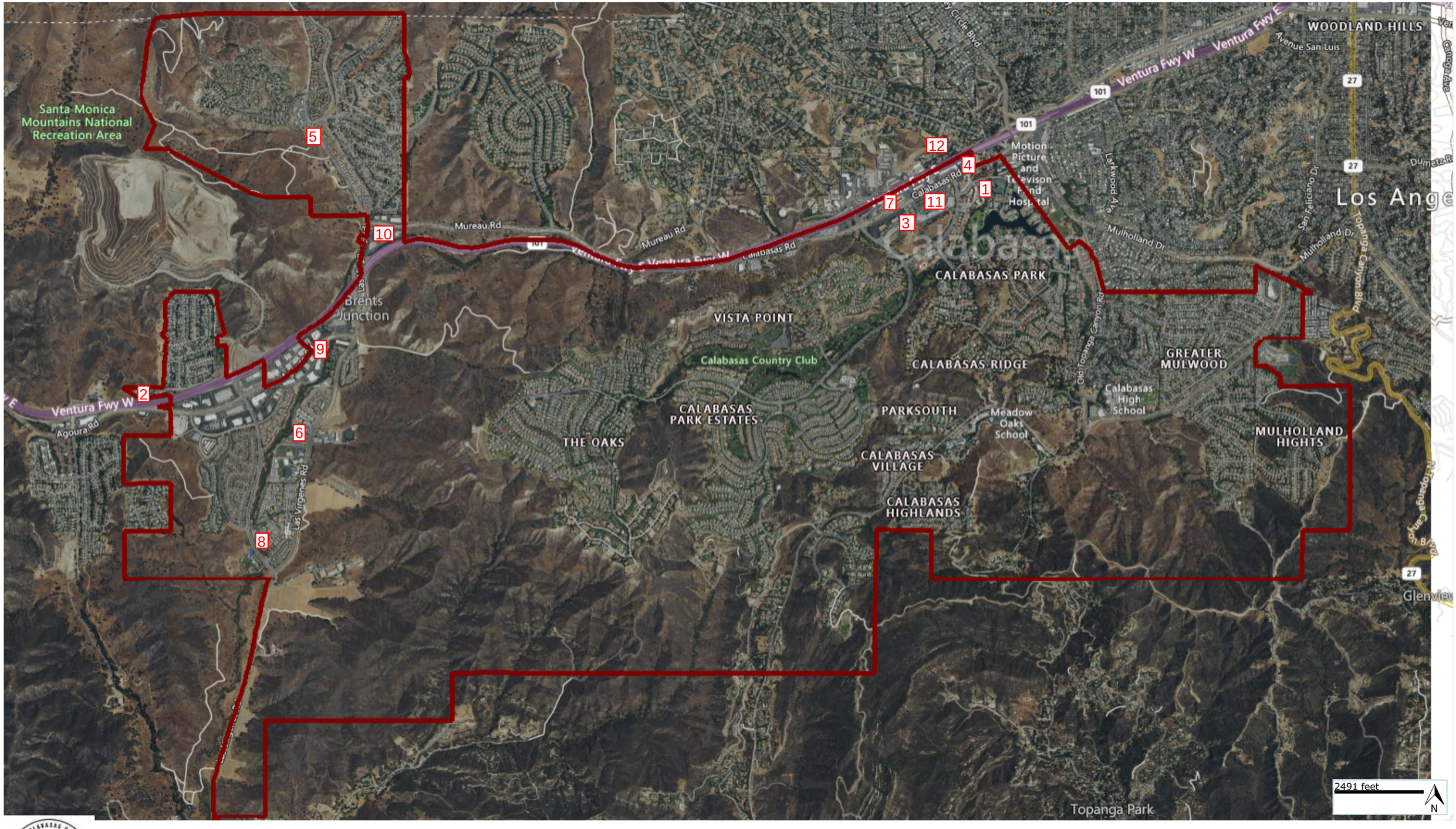
Fair Housing Issue	Contributing Factors	Priority Level	Action
	2. Lack of knowledge about rehabilitation programs and resources		**City Action:** • Include information about rehab and maintenance resources in City newsletters and on the website. *Community Development Department/PIO* • During the HE planning period, target rehab grants in older areas of the City based on visual inspections and code enforcement data. Look at Census Tracts with high percentages of senior homeowners. *Community Development Dept*
C. Fair Housing Outreach to Seniors and Persons Living with Disabilities	1. Outreach to seniors and disabled due to digital divide/unaware of available resources	**High**	**Housing Element Programs:** #19: Fair Housing Program **City Action:** • Post information at the Senior Center, conduct a presentation every two years about services available through the County, HRC and the City. • Work with the HRC to contact landlords of affordable multifamily complexes every two years and provide fair housing information and assistance • Conduct a fair housing information session for the City Council. *Community Development Dept*

APPENDIX C
RESIDENTIAL SITES INVENTORY

Housing Element Sites Inventory

Site ID	Site Name	Assessor Parcel No.	Address	Existing Use	General Plan	Zone	Lot Size (Acres)	Existing Dwelling Units	Existing Building (Sq. Ft.)	Year Built	Existing Floor Area Ratio (FAR)	Permitted FAR	Permitted Density per Acre	Density With Affordable Housing Overlay	Dwelling Unit Potential	Above Moderate	Moderate	VL/L	Ownership	Comments
1	Raznick	2068005012	23480 Park Sorrento	Office	MU .95	CMU.95	1.32	0	15,360	1973	0.3	0.95	20	N/A	42	37		5	Raznick	Entitled project (Raznick Mixed Use). Post 1/2021 occupancy.
		2068005011	23480 Park Sorrento	Office	MU .95	CMU.95	0.61	0				0.95	20	N/A					Raznick	
								0	15,360		0.3				42	37		5		
2	Rancho Pet Kennel	2052013036	27201 Canwood St	Kennel	RM-F (12)	RM (12)	6.84	1	777	1956	0.0		12	N/A	60	54	6		H P Properties	Rancho Pet Kennel
								1	777		0.0				60	54	6			
3	Cruzan Parking Lot	2068003034	Civic Center Way	Parking Lot	MU .95	CMU .95	1.96	0	0			0.95	20-24	40	78	58		20	Cruzan	Community Development Forum conducted
								0	0						78	58		20		
4	Old Town Vacant Site	2068002023	25600 Calabasas Rd	Vacant Land	MU 1.0	CMU 1.0	0.96	0	0			1.00	20-24	50	48	0		48	Degidio Brothers LLC	Old Town
								0	0						48	0		48		
5	Las Virgenes Shaopping Center	2052005034	5657 Las Virgenes Rd	Shopping Center	MU .60	CMU.60	0.66	0	12,138	1965	0.4	0.60	20-24	40	26	19		7	Sandra P Kramer	
		2052005035	5657 Las Virgenes Rd	Center Parking Lot	MU .60	CMU.60	0.24	0	0			0.60	20-24	40	10	8		2	Sandra P Kramer	
								0	12,138		0.4				36	27		9		
6	Church	2064003141	4235 Las Virgenes Rd	Church	RM-F (16)	RM(16)	2.47	0	8,052	1963/ 1991	0.1		20 - 24	40	99	50		49	Calabasas Presbyterian Chruch	1.6 acre developable area behind Church w/h 3 temporary modular buildings and shed
								0	8,052		0.1				99	50		49		
7	Downtown Offices	2068002029	23945 Calabasas Rd	Office	MU .95	CMU.95	1.34	0	53,175	1986	0.9	0.95	20-24	40	54	41		13	23945 Calabasas Road Associates LLC	
								0	53,175		0.9				54	41		13		
8	Avalon Apartments	2063034037	3848 Lupine	Apartments	RM-F (16)	RM(16)	17	300	294,536	1988	0.4		20-24	N/A	68	61	5	2	Avalon Apartments	
		2063034038	3909 Ceanothus Pl	Apartments	RM-F (16)	RM(16)	14	300	210,268	1988	0.4		20-24	N/A	3	3	0	0		
								300	294,536						71	64	5	2		
9	Agoura Road Offices	2064020007	26540 Agoura Rd	Office	MU .60	CMU .60	1.30	0	30,444	1985	0.5	0.60	20-24	40	52	39		13	La Cienega Jefferson LLC	
		2064020023	26520 Agoura Rd	Office	MU .60	CMU .60	1.47	0	14,414	1985	0.2	0.60	20-24	40	59	44		15	CT Calabasas LLC	
								0	44,858		0.8				111	83		28		
10	Mureau Office	2052043015	26050 Mureau Rd	Office	MU .60	CMU.60	1.59	0	47,184	1997	0.7	0.60	20-24	40	64	48		16	Crusader Insurance	
								0	47,184		0.7				64	48		16		
11	Commons Shopping Center	2068003020	4799 Commons Way	Shopping Center	MU .95	CMU .95	1.65	0	16,111	1998	0.2	0.95	20-24	40	13	10		3	Caruso	
		2068003023	4776 Commons Way	Shopping Center	MU .95	CMU .95	1.07	0	11,779	1998	0.3	0.95	20-24	40	9	7		2	Caruso	
		2068003021	4719 Commons Way	Shopping Center	MU .95	CMU .95	11.57	0	106712	1998	0.2	0.95	20-24	40	93	70		23		
		2068003022	4710 Commons Way	Shopping Center	MU .95	CMU .95	9.23	0	78707	1998	0.2	0.95	20-24	40	74	55		19		
		2068003028	N/A	Shopping Center	MU .95	CMU .95	0.10	0	0	1998	0.0	0.95	20-24	40	1	1		0		
		2068003024	4798 Commons Way	Shopping Center	MU .95	CMU .95	1.37	0	7,298	1998	0.1	0.95	20-24	40	11	8		3	Caruso	
								0	220,607		1.0				202	152		50		
12	Craftsman Corner	2049021053	5034 Pkwy Calabasas	Commercial	MU .95	CMU .95	4.86	0	32,823	1926	0.16	0.95	20-24	N/A	97	87		10	Calabasas CCRC	Property owners have asked about Mixed Use
		2049022040	N/A	Vacant	MU .95	CMU .95	3.83	0	0	N/A	N/A	0.95	20-24	N/A	77	69		8	Trojan Storage Calabasas	
		2049019028	5124 Douglas Fir	Commercial	MU .95	CMU .95	1.12	0	3,100	1967	0.06	0.95	20-24	N/A	22	20		2	Gayle Clancey	
								0	35,923		0.2				196	176		20		
														Acessory Dwelling Units	96	32	6	58		
														TOTALS:	1157	821	17	318		
														RHNA		82	70	201		

Housing Inventory Site Map



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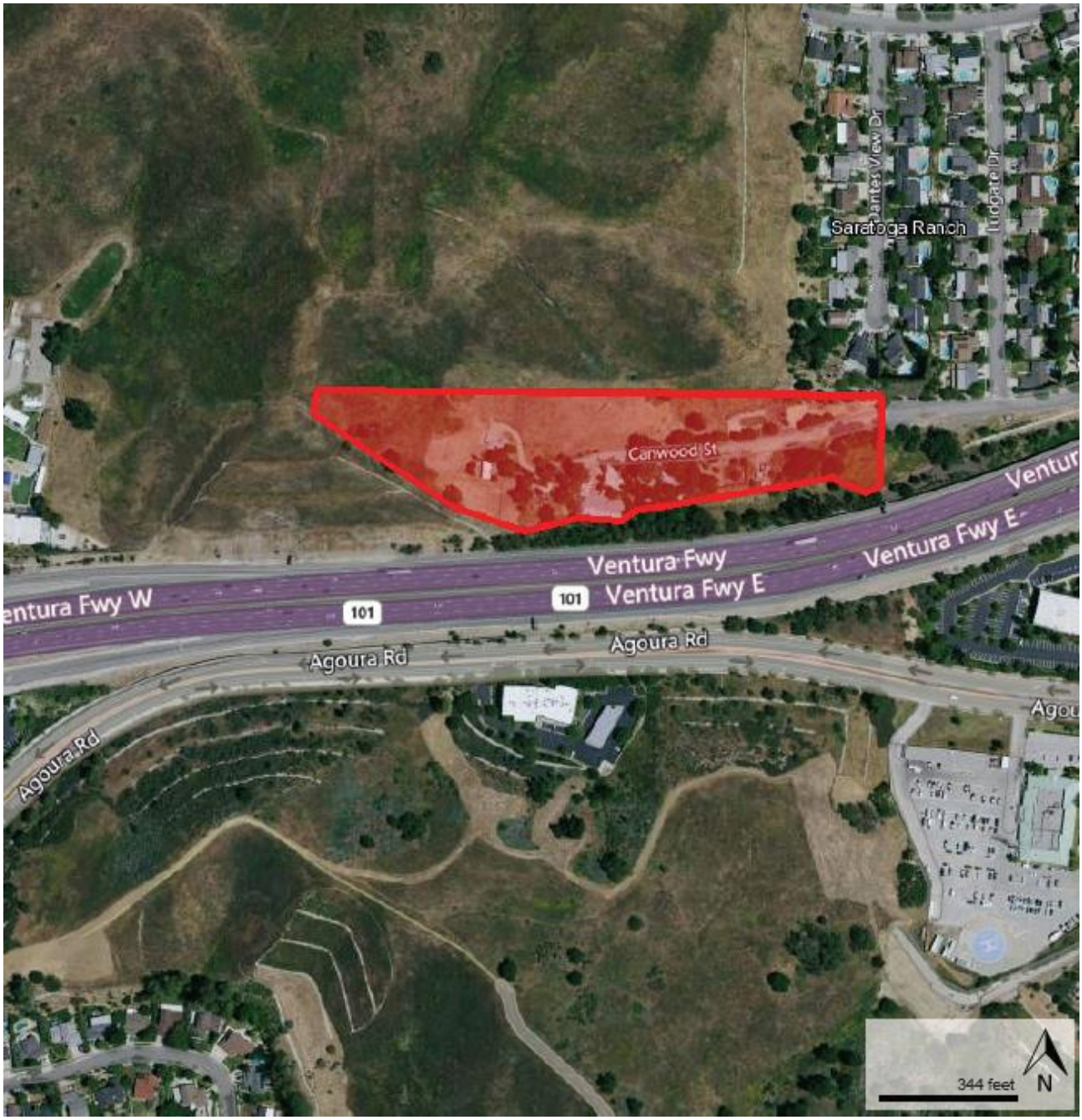
Site 1 – Raznick – 23480 Park Sorrento

Site Acreage: 1.93 acres **Current Zoning:** CMU .95 **Proposed Zoning:** N/A **Net Unit Potential:** 42	**Description of Site and Factors Supporting Development:** This site involved rezoning from Commercial Office (CO) to Commercial Mixed Use (CMU) to allow for replacement of a two-story office building with a 42-unit multi-family senior residential project. The entitled project includes dedication of 5 units for very low-income qualified tenants. The project also includes a small, 1,590 square-foot commercial/retail building along Park Sorrento.

Site 2 – Rancho Pet Kennel – 27201 Canwood Street



Site Acreage: 6.84 acres **Current Zoning:** RM (12) **Proposed Zoning:** N/A **Net Unit Potential:** 60	**Description of Site and Factors Supporting Development:** Site 2 is a 6.8-acre site partially developed with the Rancho Pet Kennel. While the northern portion of the site is hilly, a sizable flat area of approximately 4 acres is readily buildable. The existing kennel facility consists of an 800 square foot main house over 60 years in age, and a series of peripheral structures which house the dogs and serve as storage. County Assessor records indicate the value of site improvements comprise just one percent of the property's total assessed value. The property owners have been in recent discussions with the City about residential development on the site.

Site 3 – Cruzan Parking Lot – Civic Center Way

Site Acreage: 1.96 acres **Current Zoning:** CMU .95 **Proposed Zoning:** N/A **Net Unit Potential:** 78	**Description of Site and Factors Supporting Development:** Site 3 is a 1.96-acre parcel adjacent to Calabasas City Hall and currently improved as a private surface parking lot. The parking lot provides overflow parking spaces for City Hall employees, Senior Center visitors, and employees in the office buildings across the street. The site is located in the heart of the City's downtown and, with the lone improvement being a parking lot, it would require very minor demolition and development preparation. The property owner is very interested in developing the site with housing.

Site 4 – Old Town – Calabasas Road

Site Acreage: .96 acres **Current Zoning:** CMU 1.0 **Proposed Zoning:** N/A **Net Unit Potential:** 48	**Description of Site and Factors Supporting Development:** **Site 4** is a vacant, one-acre parcel located on the north side of Calabasas Road on the eastern edge of Old Town Calabasas. The site is flat and well situated to infill development, located less than ¼ mile to transit and shopping, including a grocery store. The General Plan designates the site as Mixed Use 1.0, providing residential densities of 20 units per acre, as well as accommodating commercial uses at a combined intensity up to 1.0 FAR. The Mixed Use 1.0 designation requires residential uses to constitute a minimum 50% of the overall project floor area.

Site 5 – Las Virgenes Shopping Center – 5657 Las Virgenes Road

Site Acreage: .9 acres

Current Zoning: CMU .60

Proposed Zoning: N/A

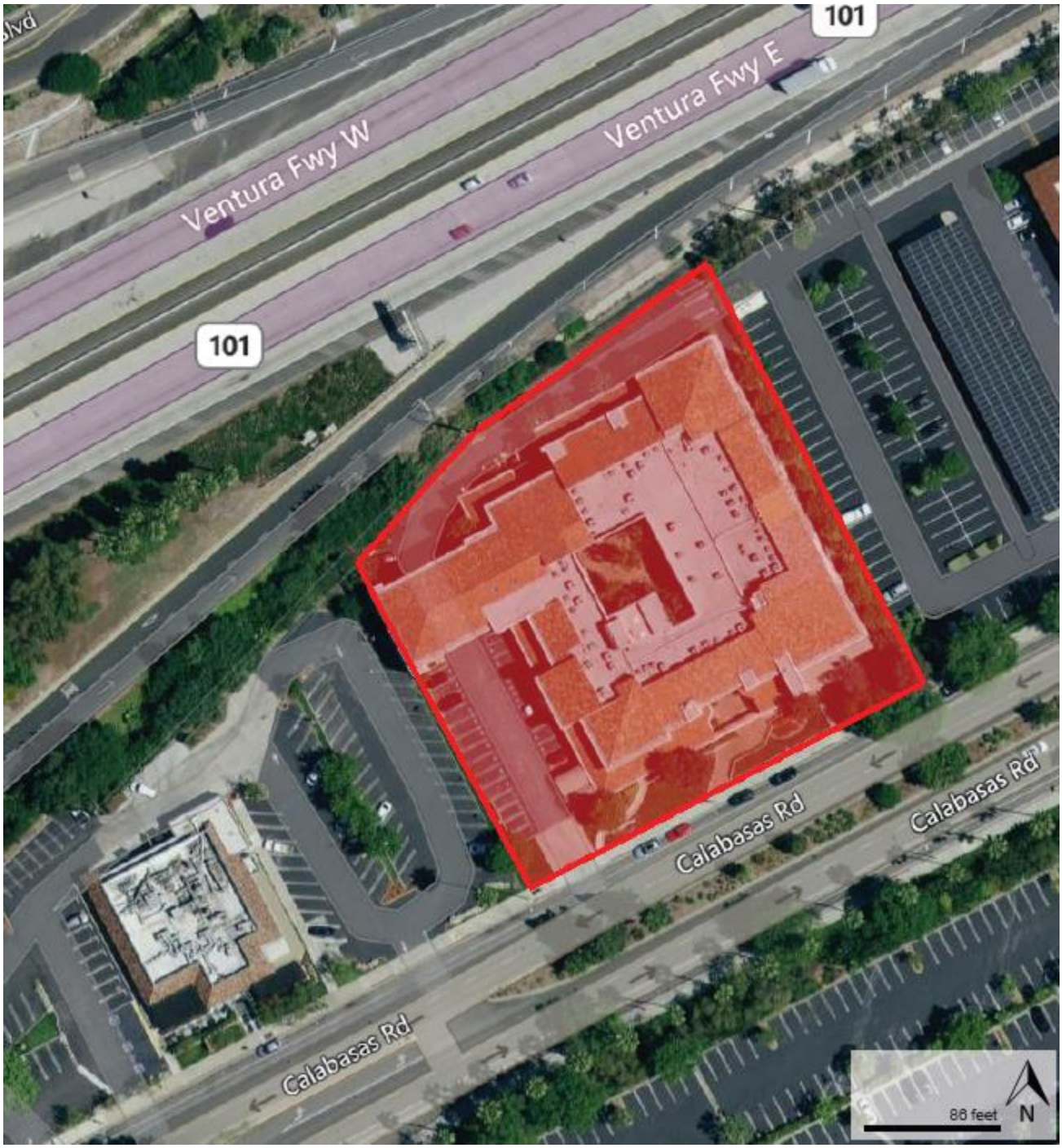
Net Unit Potential: 36

Description of Site and Factors Supporting Development:
Site 5 is an underutilized commercial property comprised of two adjacent parcels under common ownership totaling 39,300 square-feet. The main parcel, abutting Las Virgenes Road, is 28,700 square-feet and is developed with a 12,100 square-foot commercial building (shopping center) and a portion of the associated parking lot. The second parcel is 10,625 square feet and houses the remainder of the parking lot for the shopping center. The existing building is currently occupied by a variety of commercial uses such as restaurants, a laundromat, a liquor store, etc. The building dates from 1965, is in poor physical condition, and fails to meet current building codes. Additionally, the current zoning designation of CMU permits a floor area ratio (FAR) of 0.6, compared to the existing developed FAR of just 0.4.

Site 6 – Church – 4235 Las Virgenes Road

Site Acreage: 2.47 acres **Current Zoning:** RM (16) **Proposed Zoning:** N/A **Net Unit Potential:** 99	**Description of Site and Factors Supporting Development:** Site 6 consists of a 2.5-acre parcel, with a little under one-acre developed with the Calabasas Presbyterian Church and parking lot. Located behind the church on approximately 1.6 acres are three prefabricated, temporary buildings dating from 1991 and totaling 7,650 square-feet, a 400 square-foot shed constructed in 1963, and a large undeveloped area. The site is zoned RM-16 and allows for a site coverage of 55%. With an existing FAR of 0.1 and site coverage of just 8.8%, this site is significantly underutilized. Additionally, the four structures are functionally obsolete and the City does not anticipate that the buildings have a much longer functional life span.

Site 7 – Downtown Office – 23945 Calabasas Road



Site Acreage: 1.34 acres

Current Zoning: CMU .95

Proposed Zoning: N/A

Net Unit Potential: 54

Description of Site and Factors Supporting Development:
Site 7 is developed with a 53,000 square-foot, two-story office building. The building is 35+ years in age, does not comply with current building codes and is considered substandard compared to other office buildings in the area. This site occupies the center portion of the East Village where the 2030 General Plan calls for redevelopment and intensification of existing uses to create more of a pedestrian-focused downtown. Planning staff has fielded inquiries from developers interested in redeveloping this and adjacent parcels consistent with the General Plan vision for the area.

Site 8 – Avalon Apartments – Lupine and Ceanothus Place

Site Acreage: 30.5 acres

Current Zoning: RM (16)

Proposed Zoning: N/A

Net Unit Potential: 71

Description of Site and Factors Supporting Development:
Site 8 is a 30.5-acre site developed with the 600-unit Avalon apartments. The complex is made up of 23 two-story residential buildings, surface level parking with covered (simple carports) and uncovered spaces. The parking lot represents underutilized areas of the site that can accommodate at least 71 new multi-family residential units in several three-story buildings. A three-story design would allow the development to replace surface level parking with tuck-under parking. The property owner has expressed strong and continued interest in development.

Site 9 – Agoura Rd Office – 26520 and 26540 Agoura Road

Site Acreage: 2.77 acres

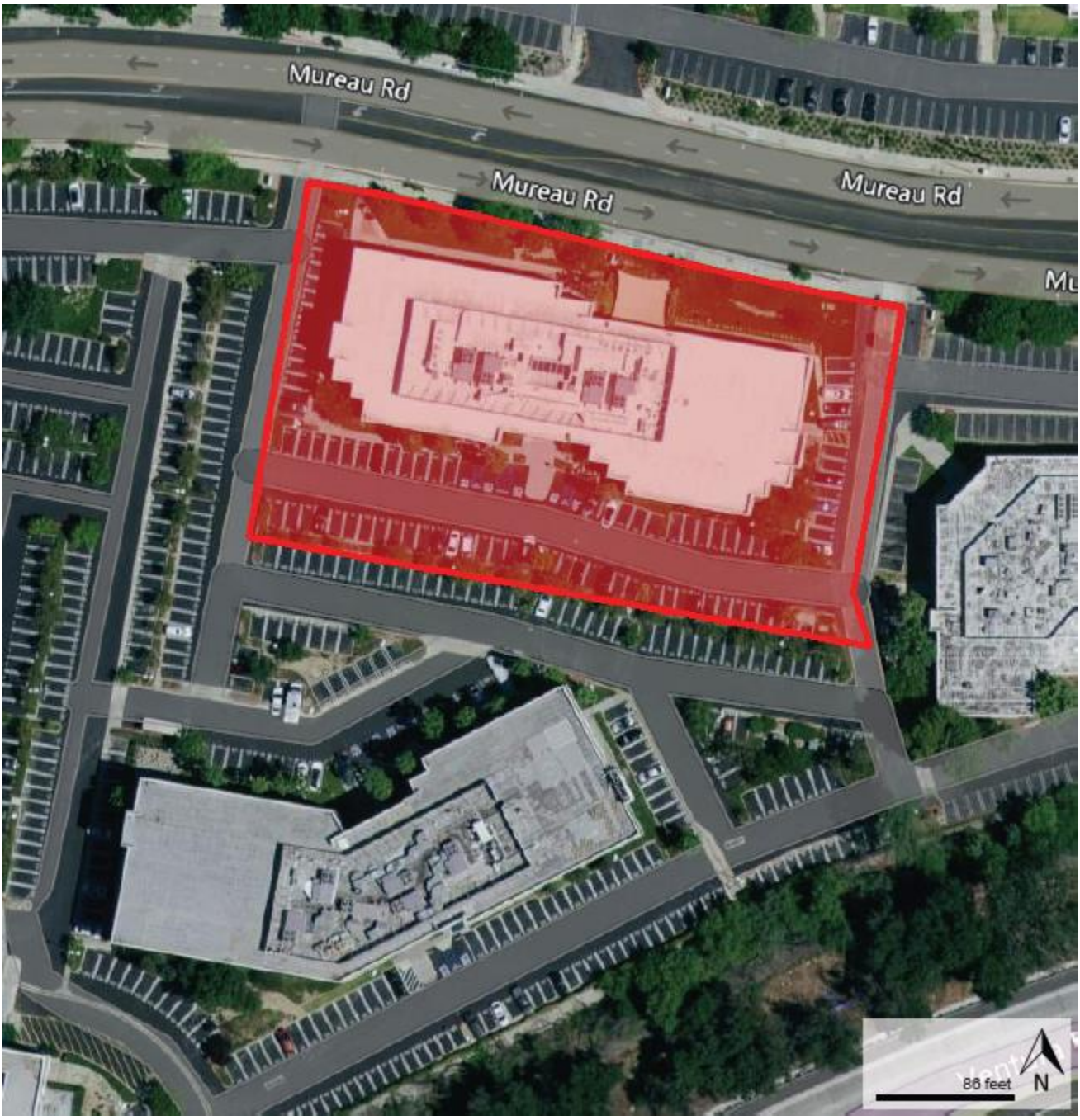
Current Zoning: CMU .60

Proposed Zoning: N/A

Net Unit Potential: 111

Description of Site and Factors Supporting Development:
Site 9 consists of office buildings located at 25620 and 25640 Agoura Road. 26520 Agoura Road is developed with a 14,440 square-foot two-story office building and surface parking on a 1.47-acre lot. With an existing FAR of 0.22 the site is significantly underutilized. 26540 Agoura Road is developed with a 30,444 square-foot office building and surface parking on a 1.3-acre lot. The one and two-story office buildings were constructed in 1978 and do not meet current building codes or ADA access requirements. Both properties are located in the West Village area of the 2030 General Plan, in which the vision is to transition the corridor to a mix of office, retail, and residential uses that creates a village ambiance and strong “sense of place.”

Site 10 – Mureau Road Office – 26050 Mureau Road



Site Acreage: 1.59 acres **Current Zoning:** CMU .60 **Proposed Zoning:** N/A **Net Unit Potential:** 64	**Description of Site and Factors Supporting Development:** Site 10 is a 1.59-acre site developed with a 47,184 square-foot office building and surface level parking. The site is surrounded by larger two- and three-story office buildings totaling more than 340,000 square feet of office space within a 500-foot radius. With vacancy rates for office buildings on the rise in 2021, the City anticipates that redevelopment of medium sized office buildings such as this is very likely.

Site 11 – Commons Shopping Center – Commons Way

Site Acreage: 25 acres **Current Zoning:** CMU .95 **Proposed Zoning:** N/A **Net Unit Potential:** 202	**Description of Site and Factors Supporting Development:** Site 11 is a 25-acre property developed with the Commons Shopping Center. The 220,000 square-foot shopping center includes a mix of high-end retail, dinning, entertainment, surface parking and public spaces, and with an FAR of just 0.20, has ample opportunity for residential infill. The property owner has met with the City to discuss their interest in accomplishing major updates and renovations to include new multi-family residential units. Furthermore, the Commons Shopping Center is the primary destination of the East Village area, and is identified in the 2030 General Plan for “infill” development with high potential for new residential units.

Site 12 – Craftsman Corner – North of the 101 Freeway

Site Acreage: 9.81 acres

Current Zoning: CMU .95

Proposed Zoning: N/A

Net Unit Potential: 196

Description of Site and Factors Supporting Development:
Site 12 consists of three individual properties within the Craftsman's Corner area of the unincorporated territory of Los Angeles County. The City has a completed application with the Los Angeles County Local Agency Formation Commission (LAFCO) to annex the Craftsman's Corner area into the City of Calabasas. Furthermore, in 2020 LAFCO approved an expanded Sphere of Influence (SOI) boundary for the City, so that the City's current SOI now encompasses all of the proposed annexation territory. In anticipation of a successful annexation, the City pre-zoned certain areas for mixed-use development. 5034 Parkway Calabasas is a 4.86-acre property developed with several outdated buildings that include a mix of office and fitness uses. With a low FAR of 0.16 and buildings constructed in 1926, this site has a high likelihood of redevelopment. APN 2049-022-040 is a 3.83-acre vacant parcel. The site is pre-zoned for mixed-use development and can accommodate up to 77 new residential units. 5124 Douglas Fir Road is a 1.12-acre property developed with a modular structure and unimproved surface parking. The modular structures were constructed in 1969 and are in poor shape. As a result, it is anticipated that this property will be redeveloped in the near future.

APPENDIX D
AFFORDABLE HOUSING OVERLAY FEASIBILITY ANALYSIS

Harris & Associates

June 28, 2021

Michael Klein, AICP, Senior Planner
Tom Bartlett, AICP, City Planner
City of Calabasas
100 Civic Center Way
Calabasas, CA 91302

AFFORDABLE HOUSING OVERLAY FEASIBILITY ANALYSIS

Dear Mr. Klein and Mr. Bartlett,

Harris & Associates ("Harris") was retained by Rincon Consultants, Inc. ("Rincon") to analyze the feasibility of an Affordable Housing Overlay ("AHO") in the City of Calabasas ("City") as part of the Housing Element 6th Cycle Update. The AHO Feasibility Analysis ("Study") estimates the feasibility of AHOs with various densities and affordability percentages in comparison to prototypical developments under current conditions in the City.

EXECUTIVE SUMMARY

Harris examined the development feasibility of five (5) AHOs scenarios (three rental, one senior rental, and one ownership) that assume various household characteristics, housing types, densities and affordability percentages. The feasibility is generally determined by a rate of return on a development project under the 5 scenarios identified in this Study that is greater than or equal to the rate of return on a the Base Density Rental and Ownership Scenarios (i.e., prototypical rental and ownership development projects under current rents/sales prices as well as land, construction, financing, and other development costs). The general assumptions utilized and the results of the analysis are summarized in Tables 1 - 3.

Rental AHO Scenarios

Table 1 – AHO Rental Scenarios Feasibility Summary

	Base Density Rental Scenario	Market Rate Rental Scenario 1	Market Rate Rental Scenario 2	Market Rate Rental Scenario 3
Assumptions				
Target Population	*None*	*None*	*None*	*None*
Affordability Requirement	*5%*	*25%*	*30%*	*25%*
Income Levels	*100% very low*	*50% very low* *50% low*	*50% very low* *50% low*	*25% very low* *75% low*
Density	*24 du/ac*	*35 du/ac*	*40 du/ac*	*40 du/ac*
Lot Size	*2 acres*	*2 acres*	*2 acres*	*2 acres*
Total Units	*50*	*70*	*80*	*80*
Very Low Income	*2*	*9*	*12*	*5*
Low	*0*	*9*	*12*	*15*
Market Rate	*48*	*52*	*56*	*60*
Feasibility Analysis				
Annual Effective Gross Income	$1,426,810	$1,892,988	$2,091,239	$2,183,661
Annual Operating Expenses	$476,022	$669,945	$758,092	$758,092
Net Operating Income (Income - Expenses)	**$950,789**	**$1,223,043**	**$1,333,147**	**$1,425,569**
Total Development Costs	$21,470,255	$28,764,493	$32,080,055	$32,080,055
Yield on Cost (NOI/Development Costs)	**4.43%**	**4.25%**	**4.16%**	**4.44%**

The results of the Study indicate that the only feasible AHO rental scenario is Market Rate Scenario 3 with a density at 40 units/acre and 25% of all units affordable to very low (1/4 of the affordable units) and low (3/4 of the affordable units) incomes. This is the only scenario that has a similar return as the Base Density Rental Scenario (current cost and income conditions in the City). More specifically, the Yield on Cost ratio is a measure of a development project's rate of return that compares the Net Operating Income of a project (income – expenses) with the total cost to develop the project.

Senior Rental AHO Scenarios

The Study evaluates the feasibility of an AHO encouraging the development of affordable units restricted to senior households. The Senior Rental AHO Scenario assumes a density of 50 dwelling units per acre for projects proposed with 100% of the units affordable to senior households. The Senior Rental AHO Scenario would require that 50% of the units be affordable to very low-income households and 50% to low income households. The yield on cost ratio under the Senior Rental AHO Scenario is approximately 1.79%.

Due to the low Yield on Cost under this scenario, Harris evaluated the projects feasibility utilizing various public funding sources. The most common funding source used to fund affordable housing development is the Low Income Housing Tax Credit ("LIHTC"), which is an indirect federal subsidy used to finance the construction and rehabilitation of low-income affordable rental housing. The LIHTC program features a 4 percent tax credit and a 9 percent tax credit, with 9 percent tax credit providing substantially more funding to the project. However, 9 percent tax credits are more competitive than 4 percent tax credits, and often require deeper level of affordability and/or additional local public subsidies to be awarded funding. **The results of the Study indicate that the project is not feasible utilizing 4 percent tax credits; however, the project is feasible if 9 percent tax credits are utilized with a $1 million City subsidy as shown in Table 2.**

Table 2 – AHO Senior Rental Scenario Feasibility Analysis

	4% Tax Credit Funding	9% Tax Credit Funding
Sources		
Low-Income Housing Tax Credit Equity	$ 14,012,004	$ 34,356,561
Permanent Loan	11,360,898	4,489,292
City Subsidy	-	1,000,000
Total Sources	**$ 25,372,902**	**$ 38,845,853**
Uses		
Land & Acquisition	$ 4,233,333	$ 4,233,333
Development Costs	34,477,847	34,477,847
Total Uses	**$ 38,711,180**	**$ 38,711,180**
Feasibility Gap (Sources - Uses)	**$ (13,338,278)**	**$ 134,673**

Ownership AHO Scenarios

Table 3 – AHO Ownership Scenario Feasibility Summary

	Base Density Ownership Scenario	Ownership AHO Scenario
Assumptions		
Target Population	*None*	*None*
Affordability Requirement	*20%*	*25%*
Income Levels	*Moderate*	*Moderate*
Density	*23 du/ac*	*40 du/ac*
Lot Size	*2 acres*	*2 acres*
Total Units	*46*	*80*
Moderate Income	*9*	*20*
Market Rate	*37*	*60*
Feasibility Analysis		
Total Sale Proceeds	$42,084,250	$71,487,500
Sale Proceeds from Moderate Units	$5,284,250	$11,487,500
Sale Proceeds from Market Units	$36,800,000	$60,000,000
Total Development Cost	$32,298,875	$54,119,920
Developer Profit (Sale Proceeds - Development Cost)	$9,785,375	$17,367,580
Return on Cost (Profit / Development Cost)	**30.30%**	**32.09%**

The results of the Study indicate that the Ownership AHO scenario (as shown in Table 3) is feasible - the Return on Cost ratio is 2% higher for the Ownership AHO Scenario than under the Base Density Ownership Scenario, and a developer would net 77% more profit under the Ownership AHO Scenario. More specifically, the Return on Cost ratio is a measure of a projects rate of return that compares the developer profit (sale proceeds – development costs) with the total cost to develop the project.

The methodology, assumptions, and details regarding the individual rental and ownership scenarios are presented in the following pages of this Study.

METHODOLOGY AND ASSUMPTIONS

The Study provides feasibility analyses for a total of five (5) AHO scenarios - four rental scenarios and one (1) ownership scenario. The assumptions for all scenarios are outlined below.

Scenarios

RENTAL

- Base Density Rental Scenario – assumes a density of 24 dwelling units per acre with a 5% affordability requirement in the very low-income category.
- Senior Rental AHO Scenario – assumes a density of 50 dwelling units per acre with a 100% affordability requirement (50% very low, 50% low). All units under this scenario are assumed to be reserved for senior households.
- Market Rate Rental Scenario 1 - assumes a density of 35 dwelling units per acre with a 25% affordability requirement (50% very low, 50% low).
- Market Rate Rental Scenario 2 - assumes a density of 40 dwelling units per acre with a 30% affordability requirement (50% very low, 50% low).
- Market Rate Rental Scenario 3 - assumes a density of 40 dwelling units per acre with a 25% affordability requirement (25% very low, 75% low).Ownership Scenarios

- Base Density Ownership Scenario - assumes a density of 23 dwelling units per acre with a 20% affordability requirement in the moderate-income category.
- Ownership AHO Scenario - density = 40 dwelling units per acre with an affordability requirement of 20% moderate income.

Development Feasibility

In order for development to occur, a project must demonstrate "financial feasibility," which generally means that the revenues generated by a development must exceed the costs and provide a minimum return on investment. The development feasibility of various AHO scenarios is calculated in this Study to estimate the rate of return a developer can expect on a typical multifamily project under each AHO scenario (that includes some percentage of affordable units) compared to what is allowed under current zoning.

Harris created model proformas in order to determine the rate of return for a typical project under various AHO scenarios as well as under existing conditions (i.e., Base Density scenarios). Pro forma analyses, which is essentially a financial accounting of all expected revenues and development costs associated with a development project, tests financial feasibility Project revenues include home sales prices, apartment rents or any other revenue that is expected to be generated by the development. Development costs typically include the cost of land, direct or "hard" costs such as materials and labor associated with the physical construction, and indirect or "soft" costs, which include professional services, taxes, insurance, financing costs, and municipal fees. Based on these revenues and costs, the pro forma will calculate a rate of return or return on investment that provides a benchmark for project profitability.

Harris calculated the estimated rate of return for each scenario using the following measures:

- **Rental Projects** – For multifamily rental projects, Harris used a yield on cost measure. Yield on cost is calculated by dividing a project expected net operating income at stabilization by the total cost to develop the project. Net operating income is calculated as revenue less operating expenses.
- **Ownership Projects** – For multifamily ownership projects, Harris used a return on cost measure. Return on cost is calculated by dividing the developer profit by the total cost to develop a project. Developer profit is calculated by subtracting sale proceeds by the total cost to develop the project.

Development Costs

Each proforma includes various assumptions to determine total development costs including land value, construction costs, indirect costs and financing. The sources and methodology used for these assumptions are outlined below.

LAND VALUE

Land and acquisition represent a large portion of total development costs, especially given the high cost of land in the City. According to the City's 2021-2029 Housing Element Background Report from January 2021, there were two sites that recently sold in the City that allow residential use, a 4.5-acre mixed-use site that sold for $15 million and a 21-acre multifamily site with 5 flat, buildable acres that sold for $4.5 million. The average sale price for these two properties was $2.1 million per buildable acre. Harris assumed projects would be developed on a vacant 2-acre site under all scenarios, which results in a total land and acquisition cost of $4.2 million.

CONSTRUCTION COSTS

Harris used Marshall & Swift Valuation Service ("Marshall & Swift"), a CoreLogic product, to estimate the total construction costs for each project. These costs include materials, labor, taxes and contractors' overhead. Marshall & Swift provides costs on a price per square foot basis for each building type. Harris assumed the building type for multifamily rental projects would be apartments while multifamily ownership projects would be town houses under the lower density base scenario and luxury apartments for the higher density AHO scenario based on the recent developments in the City. Table 4 below shows the price per square foot to develop each building type.

Table 4 – Construction Cost Per Unit

Development Type	Cost per sq.ft.
Rental - Multifamily (20 - 40 du/ac)	$176
Ownership - Town Houses (20 du/ac)	$178
Ownership - Multifamily (40 du/ac)	$264
Sources: Marshall & Swift Valuation Service	

The total building size for each scenario was calculated by multiplying the average unit size for each building type by the total number of units. Harris used nearby apartments built between 2018 and 2020 to determine the average unit size for rental and luxury ownership apartments, while the average unit size in the Paxton development located in the City was used to determine the average unit size for town houses. The average unit size for each building type is shown in Table 5.

Table 5 – Average Unit Size

Development Type	Unit Size (sq.ft.)
Rental - Multifamily (20 - 40 du/ac)	861
Ownership - Town Houses (20 du/ac)	1,587
Ownership - Multifamily (40 du/ac)	1,115
Sources: CoStar, Zillow	

The construction costs included in the Study also include cost associated with the development of parking. Harris assumed that all scenarios would include parking structures given the high densities. According to Marshall & Swift, the cost to develop a parking structure is approximately $42,000 per space. Harris assumed one space per unit for all scenarios.

Marshall & Swift also provides current and local cost multipliers to bring costs up to date and account for any differences in cost by area. They are applied by multiplying the total construction costs by the corresponding multiplier by building type or region. The following multipliers were applied in the Study:

- Residential Buildings:
  - Current Cost Multiplier: 1.07
  - Local Cost Multiplier: 1.2
- Parking:
  - Current Cost Multiplier: 1.06
  - Local Cost Multiplier: 1.2

OTHER DEVELOPMENT COSTS

Indirect costs and financing costs were also incorporated into the final development cost estimates. Indirect costs (or soft costs) are general all development costs except those directly related to the physical construction of the building (i.e., land acquisition and construction costs) such as professional services, design and administrative costs as well as fees. Financing costs include items related to financing including loan interest accrued during construction period and loan origination fees. According to the University of California Riverside Report: *Demystifying the High Cost of Multifamily Housing Construction in Southern California*, February 2020, indirect costs are typically 16% of total development costs, while financing costs account for approximately 8% of total development costs for residential development projects in Los Angeles County.

Cash Flow – Rental Scenarios

A cash flow is a section of the proforma that shows the difference between the projects annual income and expenses over a given period. The cash flow projects subtracts the total project operating expenses from the effective gross income generated to determine the net operating income each year. The cash flow also applies growth factors for income and expenses in order to forecast net operating income for future years. The Study includes a 30-year cash flow for all rental scenarios. The sources and methodology used to create the cash flows are detailed below.

EFFECTIVE GROSS INCOME

The main component of effective gross income is the potential gross income generated by rental units. In order to determine the amount of rent a project would receive on an annual basis, Harris first determined the percentage of total units within each unit size category (i.e. studio, 1 bedroom, 2 bedroom, 3 bedroom). Nearby multifamily developments built between 2018 and 2020 were analyzed using CoStar, a commercial real estate database, to determine the appropriate unit mix for the AHO scenarios. Based on this analysis, the Study assume 60% of units to be 1 bedroom and 40% of units to be 2 bedroom.

Harris then determined the amount of rent each unit would yield based on whether the unit was affordable or market rate. In order to determine how much rent revenue the developer would receive from affordable units, Harris used affordable rents provided by the California Tax Credit Allocation Committee for Los Angeles County effective April 1, 2021 and subtracted any utility allowances as provided by the Los Angeles County Development Authority effective July 1, 2020. Table 6 summarizes the affordable rent by income level.

Table 6 – Affordable Rent by Unit Type and Income Level

Unit Type	Income Level	Monthly Rent	Utility Allowance
1 Bed	Very Low	$ 1,108	$ 181
	Low	1,330	181
2 Bed	Very Low	1,330	206
	Low	1,596	206
Sources: CoStar, Zillow			

For market rate units, Harris analyzed market rents for 1 and 2 bedroom units for several nearby developments built between 2018 and 2020 using CoStar. Table 7 summarizes the market rent analysis.

Table 7 – Market Rent by Unit Type

Unit Type	Monthly Rent
1 Bed	$ 2,487
2 Bed	3,262
Sources: CoStar, Zillow	

The total number of affordable units for each project was determined by the affordability requirement for each AHO scenario. Harris allocated affordable and market units to the project based on the affordability requirements and unit mix assumptions above. The total number of units in each size and income category were multiplied by the corresponding affordable or market rent in order to determine the gross rental income. The gross rental income was multiplied by 12 to determine an annual amount of rental income. Finally, the effective gross income was calculated by subtracting the vacancy assumption from the total gross rental income. Harris assumed an annual vacancy of 5% of gross rental income.

OPERATING EXPENSES

Operating expenses include all costs related to operating and maintaining a rental property. Harris estimated property taxes at 1.25% of the land and construction costs on an annual basis, with an annual growth rate of 2%. Additionally, developers may choose to set aside reserves for future repairs or vacancies. Harris assumed $300 in reserves per unit on an annual basis for all rental scenarios in an effort to provide a conservative cash flow analysis. For all other operating expenses, Harris used a National Apartment Association ("NAA") survey of operating expenses from October 2020 to determine annual per unit operating expenses. Harris assumed these expenses would grow at a rate of 3% per year to provide a conservative cash flow analysis. Table 8 below outlines the per unit operating expenses provided by the NAA survey.

Table 8 – Annual Operating Expenses Per Unit

Operating Expense	Annual Cost per unit
Salaries and Personnel	$ 1,489
Insurance	285
Utilities	307
Management Fees	529
Administrative	295
Marketing	216
Contract Services	439
Repairs & Maintenance	497
Total	**$ 4,057**
Sources: American Apartment Association Survey of Operating Expenses, October 2020	

Property Sales – Ownership Scenarios

Harris utilized a return on cost measure to determine the feasibility of the AHO scenario. The return on cost measure was used instead of the yield on cost since ownership projects do not typically produce long-term cash flows as properties are sold when construction is completed. In order to calculate the return on cost, Harris estimated the sale proceeds a developer would receive from all units in a project. The sections below outline the methodology and assumptions utilized.

MARKET RATE UNITS

The total sale proceeds from market rate units were calculated by multiplying the total number of market rate units by an average sale price of $1 million. Recently sold units in the newly constructed Avanti project were analyzed to help determine the average sale price. The average sale price for a unit in the Avanti project is $1.8 million based on the five most recent sales, as shown in Table 9. However, the Avanti development is unique given its proximity to Calabasas Lake and The Commons retail center. Therefore, Harris assumed a lower average sale price in order to provide a conservative estimate for future developments.

MODERATE UNITS

The Study assumes that the AHO scenario for ownership projects would require 25% of the units be sold at only moderate-income level ($96,000 for a family of 4 in Los Angeles County in 2021)due to two factors. First, lending requirements have become more stringent following the Great Recession and secondly, the significantly high down payment required given substantial increases in home prices in the area. .

Harris estimates that the average home price for a moderate unit in the City would be approximately $574,000 by calculating the maximum mortgage a moderate-income household could afford. Table 10 details how the maximum mortgage amount and sale price affordable to a moderate income household, given income information obtained from the State of California Department of Housing and Community Development (“HCD”).

Table 9 – Maximum Sales Price for Moderate Income Household in Los Angeles County

Household Income[1]	$ 96,000
Maximum Monthly Housing Cost[2]	2,800
Housing Costs	
Homeowner's Insurance[3]	109
Property Tax (1.25%)	479
HOA[4]	250
Principal and Interest[5]	1,962
Total Housing Payment	**2,800**
Maximum Mortgage Amount	459,500
Maximum Sale Price[6]	**$ 574,375**

1) HCD State Income Limits 2021 Moderate Income Family of 4
2) 35% of gross income per U.S. Department of Housing and Urban Development
3) Average Home Owners Insurance from BankRate.com
4) Average Homeowner's Association Fees from BankRate.com
5) Assumes interest rate of 3.1% based on average 30 yr fixed rate from BankRate.com
6) Assumes down payment of 20%

RENTAL AHO SCENARIOS

Base Density Scenario - Rental

In order to develop a baseline rate of return for comparison to determine project under various AHO scenarios, Harris created a proforma under the base density for typical multifamily rental projects in the City under current conditions. The Base Density Rental Scenario assumes a base density of 20 dwelling units per acre. Harris assumed that 5% of the units in the project would be affordable to very low-income households given the City's existing inclusionary housing ordinance. A State density bonus of 20% is allowed for projects proposed with 5% of units being affordable to very low-income households. Therefore, Harris applied this density bonus to the Base Density Rental Scenario, which increases the density to 24 dwelling units per acre.

Under the Base Density Rental Scenario, the estimated yield on cost ratio is approximately 4.43%. Table 11 below details how the yield on cost measure was calculated for the Base Density Rental Scenario.

Table 10 – Yield on Cost for Base Density Rental Scenario

Density	24 du/ac
Lot Size	2 acres
Total Units	50
Very Low Income	2
Market Rate	48
Annual Effective Gross Income	$ 1,426,810
Annual Operating Expenses	476,022
Net Operating Income (Income - Expenses)	**$ 950,789**
Total Development Costs	21,470,255
Yield on Cost (NOI/Development Costs)	**4.43%**

Senior Rental Scenario

The Study evaluates the feasibility of an AHO encouraging the development of affordable units restricted to senior households. The Senior Rental AHO Scenario assumes a density of 50 dwelling units per acre for projects proposed with 100% of the units affordable to senior households. The Senior Rental AHO Scenario would require that 50% of the units be affordable to very low-income households and 50% to low income households. The yield on cost ratio under the Senior Rental AHO Scenario is approximately 1.79%. Table 12 below compares the yield on cost for the Senior Rental AHO Scenario with the Base Density Rental Scenario.

Table 11 – Yield on Cost for Senior Rental AHO Scenario

	Base Density Rental Scenario	Senior AHO Scenario
Density	24 du/ac	50 du/ac
Lot Size	2 acres	2 acres
Total Units	50	100
Very Low Income	2	50
Low Income	-	50
Market Rate	48	-
Annual Effective Gross Income	$ 1,426,810	$ 1,283,184
Annual Operating Expenses	476,022	589,000
Net Operating Income (Income - Expenses)	**$ 950,789**	**$ 694,184**
Total Development Costs	21,470,255	38,711,180
Yield on Cost (NOI/Development Costs)	**4.43%**	**1.79%**

The yield to cost ratio for this scenario is much lower than the base scenario in large part to the reduced rent revenue from affordable units compared to higher development costs. Given the low rate of return under this scenario, it is unlikely that a for-profit developer would choose to develop a project under this scenario in-lieu of a project under existing conditions. However, the AHO under this scenario may still be effective in encourage nonprofit affordable housing developers to develop a 100% affordable project for seniors.

Therefore, Harris evaluated the financial feasibility of developing the project under this scenario by comparing the total sources and uses for the project in order to calculate the feasibility gap (i.e., sources minus uses). The sources include the maximum supportable debt an affordable developer could obtain given the projected cash flows and funding the developer could acquire from other sources, including LIHTCs. The uses include total development costs for the project. The maximum supportable debt the project can obtain is calculated by applying a debt coverage ratio of 1.15 to the net operating income to determine the maximum debt service the developer could afford. Under this scenario, the maximum supportable debt is $11.4 million.

Harris also calculated the maximum LIHTC reward the project could receive given the total development costs and project characteristics. LIHTC is an indirect federal subsidy used to finance the construction and rehabilitation of low-income affordable rental housing. The LIHTC program features a 4 percent tax credit and a 9 percent tax credit, with 9 percent tax credit providing substantially more funding to the project. However, 9 percent tax credits are more competitive than 4 percent tax credits, and often require deeper level of affordability and/or additional local public subsidies to be awarded funding. Harris analyzed the financial feasibility of a project under the Senior Rental AHO Scenario assuming 4 percent and 9 percent tax credits. Harris assumed that a project obtaining 9 percent tax credits would also receive a $1 million subsidy from the City in order to make the project more competitive for this type of funding. Harris also assumed that 25% of the units in the project utilizing 9 percent tax credits would be permanent supportive housing units and would not generate rent. Harris increased the salaries and personnel operating expense by 20% to account for supportive services for these units. As shown in Table 13, the project would not be feasible if the developer utilized only 4 percent tax credits, but the project would be feasible if the developer were to obtain 9 percent tax credits.

Table 12 – Sources and Uses for 100% Affordable Senior Project

	4% Tax Credit Funding	9% Tax Credit Funding
Sources		
Low-Income Housing Tax Credit Equity	$ 14,012,004	$ 34,356,561
Permanent Loan	11,360,898	4,489,292
City Subsidy	-	1,000,000
Total Sources	**$ 25,372,902**	**$ 38,845,853**
Uses		
Land & Acquisition	$ 4,233,333	$ 4,233,333
Development Costs	34,477,847	34,477,847
Total Uses	**$ 38,711,180**	**$ 38,711,180**
Feasibility Gap (Sources - Uses)	**$ (13,338,278)**	**$ 134,673**

Market Rate Rental Scenarios

The study also evaluates three other rental scenarios with varying densities and levels of affordability in order to determine the most feasible combination. Densities for these scenarios range from 35 to 40 dwelling units with affordability requirements between 25 and 30 percent. Harris assumed the following densities and affordability requirements for the three (3) market rate rental scenarios:

- **Market Rate Scenario 1:** Density of 35 du/ac with a 25% affordability requirement (50% very low, 50% low).
- **Market Rate Scenario 2:** Density of 40 du/ac with a 30% affordability requirement (50% very low, 50% low).
- **Market Rate Scenario 3:** Density of 40 du/ac with a 25% affordability requirement (25% very low, 75% low).

The yield to cost ratios for these three scenarios range from 4.16% to 4.44%. When compared to the base scenario, only Market Rate Rental Scenario 3 has a higher yield to cost ratio. Table 14 provides a summary of how these ratios were calculated and compares them to the base scenario.

Table 13 – Yield to Cost Ratio for Market Rate Rental Scenarios

	Base Density Rental Scenario	Market Rate Rental Scenario 1	Market Rate Rental Scenario 2	Market Rate Rental Scenario 3
Density	24 du/ac	35 du/ac	40 du/ac	40 du/ac
Lot Size	2 acres	2 acres	2 acres	2 acres
Total Units	50	70	80	80
Very Low Income	2	9	12	5
Low	-	9	12	15
Market Rate	48	52	56	60
Annual Effective Gross Income	$ 1,426,810	$ 1,892,988	$ 2,091,239	$ 2,183,661
Annual Operating Expenses	476,022	669,945	758,092	758,092
Net Operating Income (Income - Expenses)	**$ 950,789**	**$ 1,223,043**	**$ 1,333,147**	**$ 1,425,569**
Total Development Costs	21,470,255	28,764,493	32,080,055	32,080,055
Yield on Cost (NOI/Development Costs)	**4.43%**	**4.25%**	**4.16%**	**4.44%**

OWNERSHIP AHO SCENARIOS

Base Density Scenario - Ownership

As with the rental scenarios, Harris developed a model proforma for a typical ownership project under current conditions to compare with the AHO for ownership projects. The Base Density Ownership Scenario assumes a density of 20 dwelling units per acre. Harris assumed that 20% of the units in the project would be affordable to moderate income households, as required by the City's current inclusionary housing ordinance. Harris also applied a 15% density bonus as allowed by the State when at least 20% of the units in a project are reserved for moderate-income households, which resulted in a final density of 23 dwelling units per acre.

Under the Base Density Ownership Scenario, the return on cost ratio is 30.30% with a total profit of $9.8 million on the 2-acre site. Table 15 details how the return on cost and developer profit were calculated for the Base Density Ownership Scenario.

Table 14 – Return on Cost for Base Density Ownership Scenario

Density	23 du/ac
Lot Size	2 acres
Total Units	46
Moderate Income	9
Market Rate	37
Total Sale Proceeds	42,084,250
Sale Proceeds from Moderate Units	$ 5,284,250
Sale Proceeds from Market Units	36,800,000
Total Development Cost	32,298,875
Developer Profit (Sale Proceeds - Development Cost)	9,785,375
Return on Cost (Profit / Development Cost)	**30.30%**

Ownership AHO Scenario

The Study evaluates the feasibility of one ownership scenario ("Ownership AHO Scenario") by comparing the developer profit and return on cost ratio with the Base Density Ownership Scenario. The Ownership AHO Scenario assumes a density of 40 dwelling units per acre when 25% of the units are reserved for moderate-income households. Under this Scenario, the return on cost ratio is 32.09% with a developer profit of $17.4 million. The Return on Cost ratio is 2% higher for the Ownership AHO Scenario than under the Base Density Ownership Scenario, and a developer would net 77% more profit under the Ownership AHO Scenario. Table 16 compares the return on cost and developer profit for this scenario with the Base Density Ownership Scenario.

Table 15 – Return on Cost for Ownership AHO Scenario

	Base Density Ownership Scenario	Ownership AHO Scenario
Target Population	*None*	*None*
Affordability Requirement	*20%*	*25%*
Income Levels	*Moderate*	*Moderate*
Density	*23 du/ac*	*40 du/ac*
Lot Size	*2 acres*	*2 acres*
Total Units	*46*	*80*
Moderate Income	*9*	*20*
Market Rate	*37*	*60*
Total Sale Proceeds	42,084,250	71,487,500
Sale Proceeds from Moderate Units	$ 5,284,250	$ 11,487,500
Sale Proceeds from Market Units	36,800,000	60,000,000
Total Development Cost	32,298,875	54,119,920
Developer Profit (Sale Proceeds - Development Cost)	9,785,375	17,367,580
Return on Cost (Profit / Development Cost)	**30.30%**	**32.09%**

DISCLAIMER

This assumptions and data utilized in this Study are current as of 2021 Q1. While inflation factors are included for rental project costs for the cash flow prepared for those analyses, inflation factors for land costs, sales prices, rents, construction costs, soft costs, interest rates, and other factors have not been applied and can change in the future. These changes can affect the results detailed in the Study.

Please do not hesitate to contact us with any questions or comments. Thank you.

Sincerely,
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APPENDIX E
COSTAR OFFICE SUBMARKET REPORT

Office Submarket Report

Calabasas/Westlake Vill

Los Angeles - CA

PREPARED BY

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CoStar™

OFFICE SUBMARKET REPORT

Submarket Key Statistics	1
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Overview

Calabasas/Westlake Vill Office

12 Mo Deliveries in SF	12 Mo Net Absorption in SF	Vacancy Rate	12 Mo Rent Growth
0	(201K)	12.0%	0%

Vacancy in the Calabasas/Westlake Village Submarket has been on the rise over the past year and is presently 12.0%. The submarket has seen very little in the way of new office inventory during the past decade, and no new space is under construction. Regarding office investment activity, the submarket saw the largest office transaction in the submarket's history with the sale of The Park Calabasas for $79 million ($355/SF). Office assets in the area usually provide investors higher yields and lower pricing per SF than many other office locations in the L.A. metro.

The submarket comprises 7.3 million SF of office space in one of the more affluent areas of the metro. Most of the stock (65%) is rated 3 Star, much of the inventory is in one- to two-story assets, and most of the buildings are adjacent to the Ventura Freeway. This is a classic suburban office submarket. Tenancy is diverse: Large tenants include Teradyne Inc., Harbor Freight Tools, The Cheesecake Factory, and Dole Food Company. Also, a small tech hub exists on Agoura Road along the Ventura Freeway, where companies including Alcatel-Lucent, Spirent, and Ixia have a presence.

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	917,285	10.6%	$41.41	19.1%	3,761	0	0
3 Star	4,683,613	10.9%	$33.14	15.6%	4,593	0	0
1 & 2 Star	1,672,886	15.9%	$30.71	18.9%	(24,992)	0	0
Submarket	**7,273,784**	**12.0%**	**$33.62**	**16.8%**	**(16,638)**	**0**	**0**

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	2.8%	10.5%	11.7%	16.8%	2010 Q1	4.0%	1998 Q2
Net Absorption SF	(201K)	84,484	(8,555)	540,546	2000 Q1	(436,509)	2009 Q1
Deliveries SF	0	98,018	0	504,259	2001 Q2	0	2021 Q1
Rent Growth	0%	2.7%	2.3%	11.3%	2007 Q3	-10.4%	2009 Q4
Sales Volume	$163M	$85.9M	N/A	$209.8M	2018 Q4	$4.6M	2011 Q4

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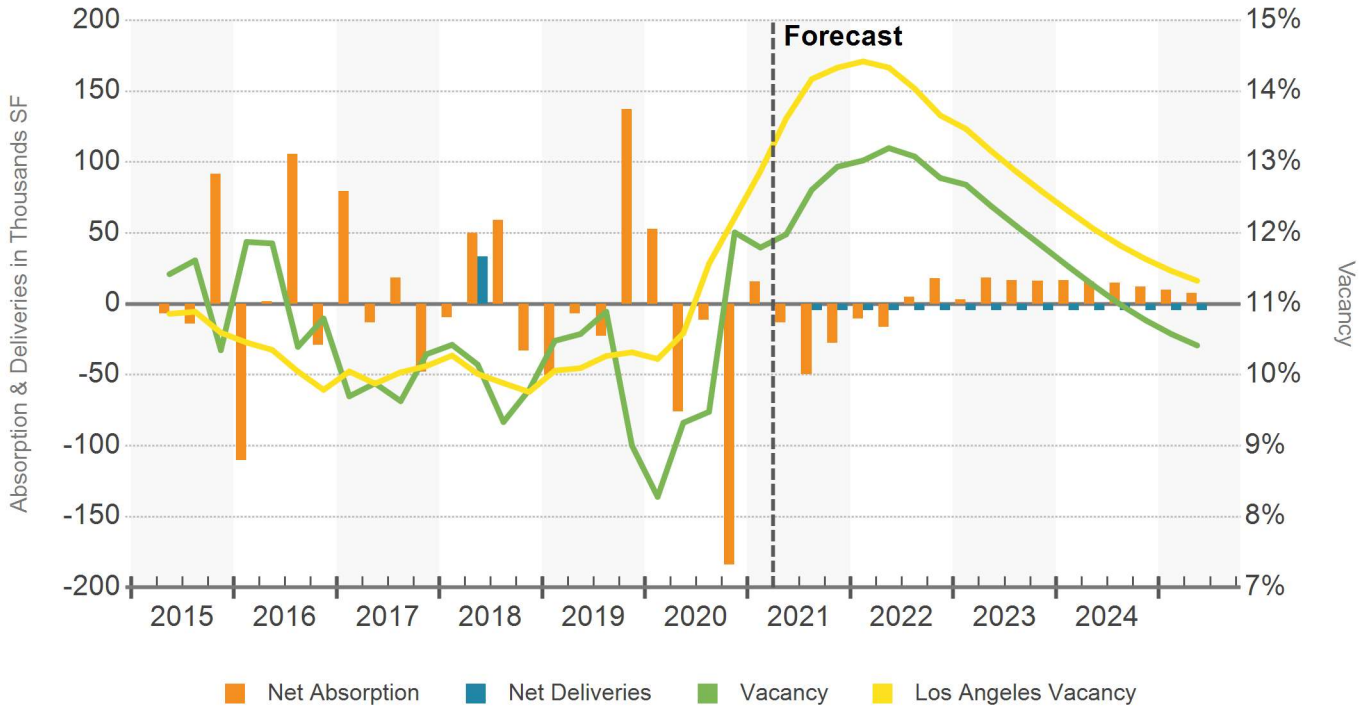
Like the Greater Los Angeles office market, vacancy spiked in the Calabasas/Westlake Village Submarket in 2020. Vacancy, which most recently was as low as 8.3% in early 2020, is presently 12.0%. Available sublease space as a percent of inventory, at 3.1%, has more than doubled since the onset of the pandemic. Larger spaces recently put on the sublease market toward the end of 2020 include 27,300 SF at 5230 Las Virgenes Road (Western General group of companies is the sublessor) and 25,500 SF at 30501 Agoura Road (Informa Research Services is the sublessor).

Looking at recent leasing activity, late last year, Caldera Medical's 28,000-SF lease commenced at 4360 Park Terrace Drive. Caldera has a starting rent of $2.80/SF per month on a modified gross basis. In 20Q3, B. Riley Financial took occupancy of 18,000 SF at the Westlake Landmark at 30870 Russell Ranch Road.

In January 2020, insurance firm Republic Indemnity moved into 40,000 SF in The Park Calabasas building. Republic left its former offices in Encino, where it was located for three decades. In July 2020, river cruise company AmaWaterways also took occupancy of 49,000 SF in the building. Local owner Chris Rising implemented an extensive renovation program to make the 1986-built building a modern creative office campus.

NET ABSORPTION, NET DELIVERIES & VACANCY



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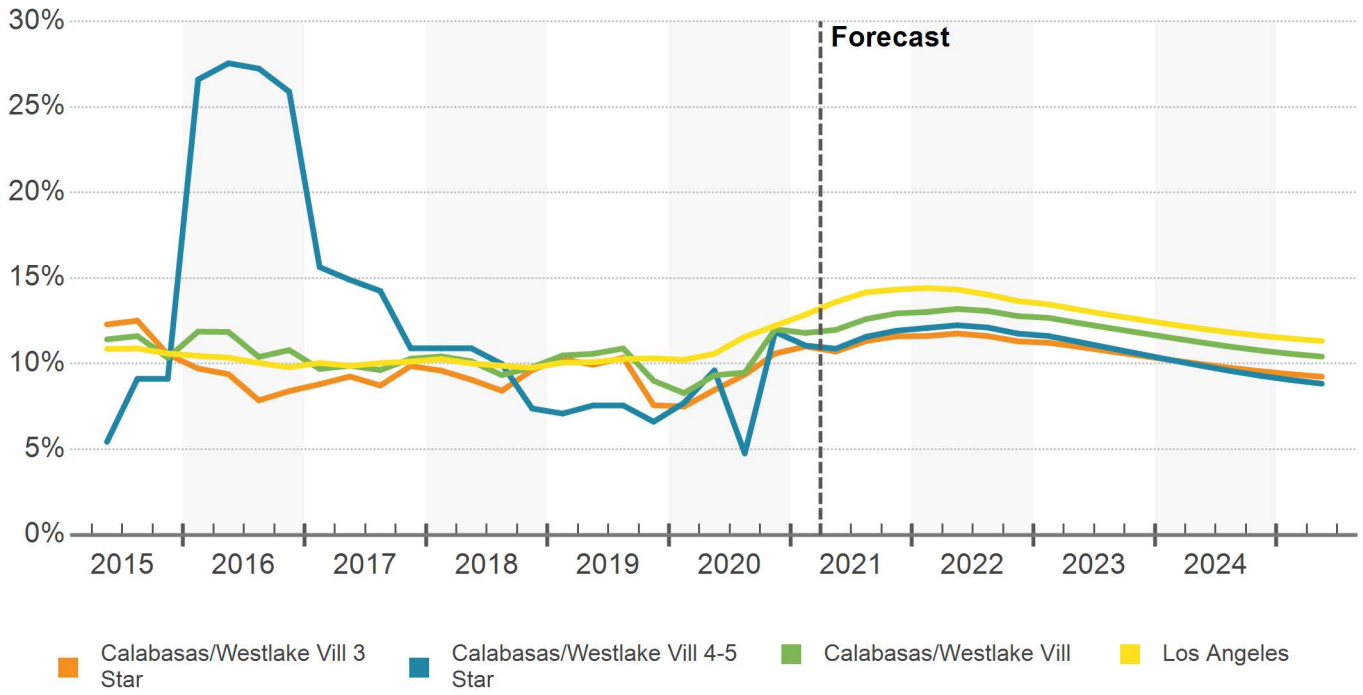
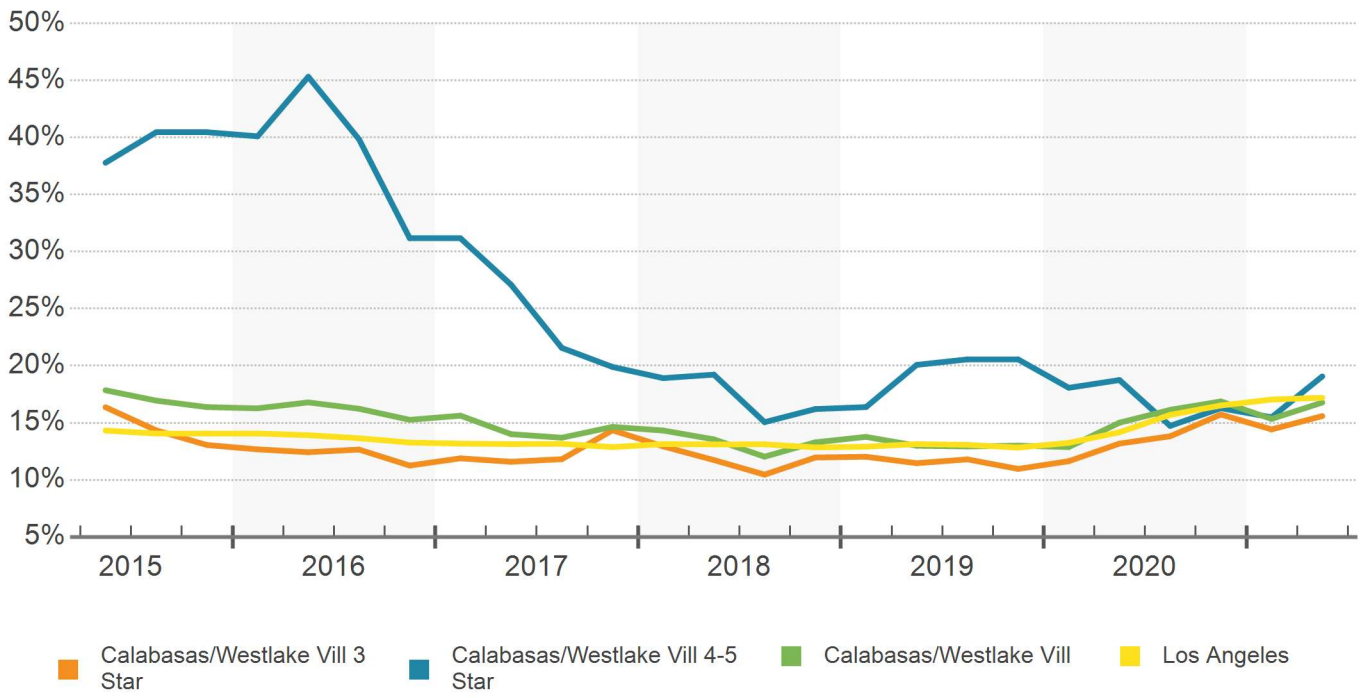
Leasing

VACANCY RATE



AVAILABILITY RATE



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4 & 5 STAR MOST ACTIVE BUILDINGS IN SUBMARKET - PAST 12 MONTHS

Property Name/Address	Rating	RBA	Deals	Leased SF	12 Mo Vacancy	12 Mo Net Absorp SF
Bldg II 30870 Russell Ranch Rd	★★★★☆	115,677	3	40,199	15.6%	(942)
24151 Ventura Blvd	★★★★☆	76,496	2	11,115	40.3%	(47,729)

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3 STAR MOST ACTIVE BUILDINGS IN SUBMARKET - PAST 12 MONTHS

Property Name/Address	Rating	RBA	Deals	Leased SF	12 Mo Vacancy	12 Mo Net Absorp SF
River Oaks Plaza 28118 Agoura Rd	★★★☆☆	13,500	3	9,295	42.5%	7,057
30101 Agoura Ct	★★★☆☆	70,000	4	8,813	14.6%	5,913
31248 Oak Crest Dr	★★★☆☆	53,133	3	11,582	31.9%	3,802
Agoura Gateway 28632 Roadside Dr	★★★☆☆	94,364	2	6,104	13.7%	3,441
31355 Oak Crest Dr	★★★☆☆	33,962	3	12,002	13.8%	2,893
Agoura Oaks Medical Center... 28222 Agoura Rd	★★★☆☆	9,946	3	5,383	34.4%	1,175
Corsa Professional Plaza 5716 Corsa Ave	★★★☆☆	40,731	1	200	0.5%	1,043
23875 Ventura Blvd	★★★☆☆	19,206	4	6,555	25.0%	548
26565-26575 W Agoura Rd	★★★☆☆	55,774	2	506	0%	0
26901 Agoura Rd	★★★☆☆	58,341	2	6,686	2.2%	0
Agoura Hills Medical Plaza 29525 Canwood St	★★★☆☆	51,775	2	2,404	10.1%	(55)
28025 Dorothy Dr	★★★☆☆	10,012	2	1,377	6.2%	(61)
The Atrium Office Building 28348 Roadside Dr	★★★☆☆	22,761	5	6,885	11.8%	(448)
Phase II - Bldg 3 30699 Russell Ranch Rd	★★★☆☆	133,711	3	30,413	10.6%	(2,111)
The Pointe @ Via Colinas 31200 Via Colinas	★★★☆☆	16,500	1	1,624	14.4%	(2,410)
Calabasas Business Park 2 23901 Calabasas Rd	★★★☆☆	99,976	7	10,614	8.2%	(3,787)
Corporate Point 27001 Agoura Rd	★★★☆☆	106,121	8	25,889	16.2%	(4,351)
5 23622 Calabasas Rd	★★★☆☆	84,488	7	7,524	6.3%	(4,701)
Parkway Plaza 23945 Calabasas Rd	★★★☆☆	53,175	4	3,561	8.1%	(6,982)
24025 Park Sorrento	★★★☆☆	108,670	2	6,205	12.8%	(17,411)

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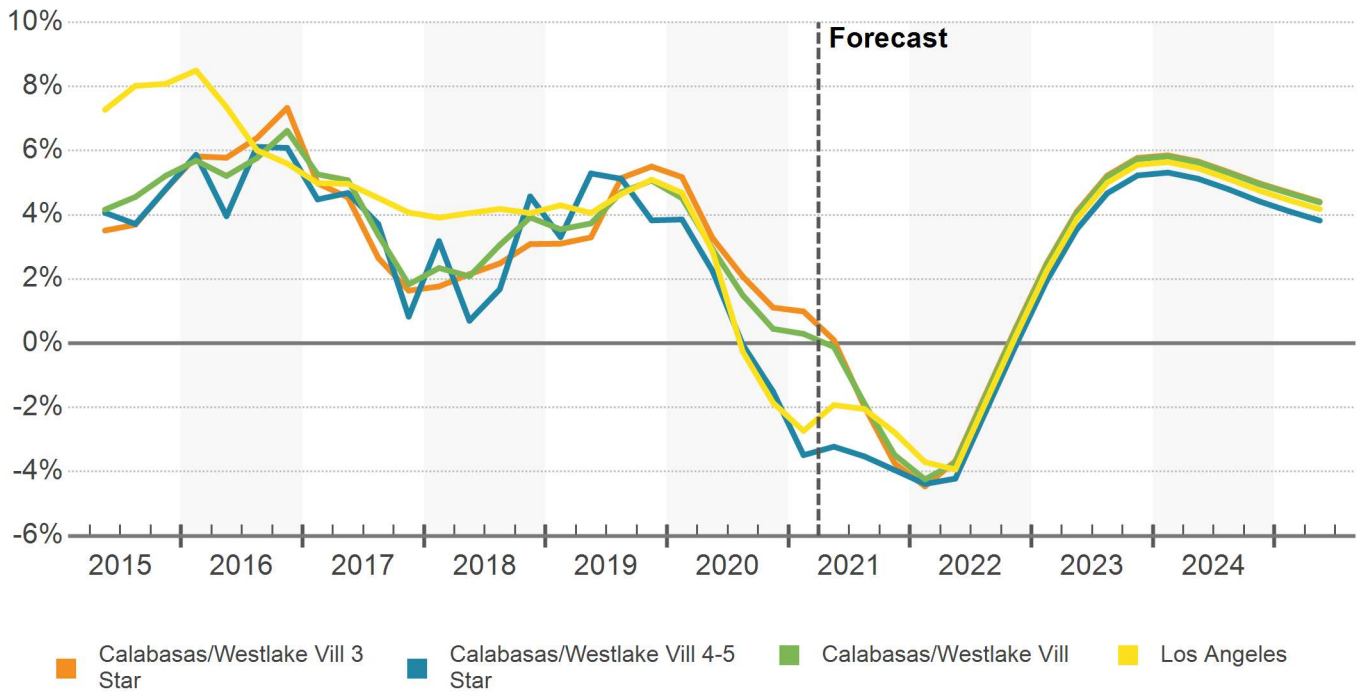
Rental rates in the Calabasas/Westlake Village Submarket are down 0.0% compared to the same time a year ago. For the Greater Los Angeles office market, rates are down -1.9% during the same time.

MARKET RENT GROWTH (YOY)



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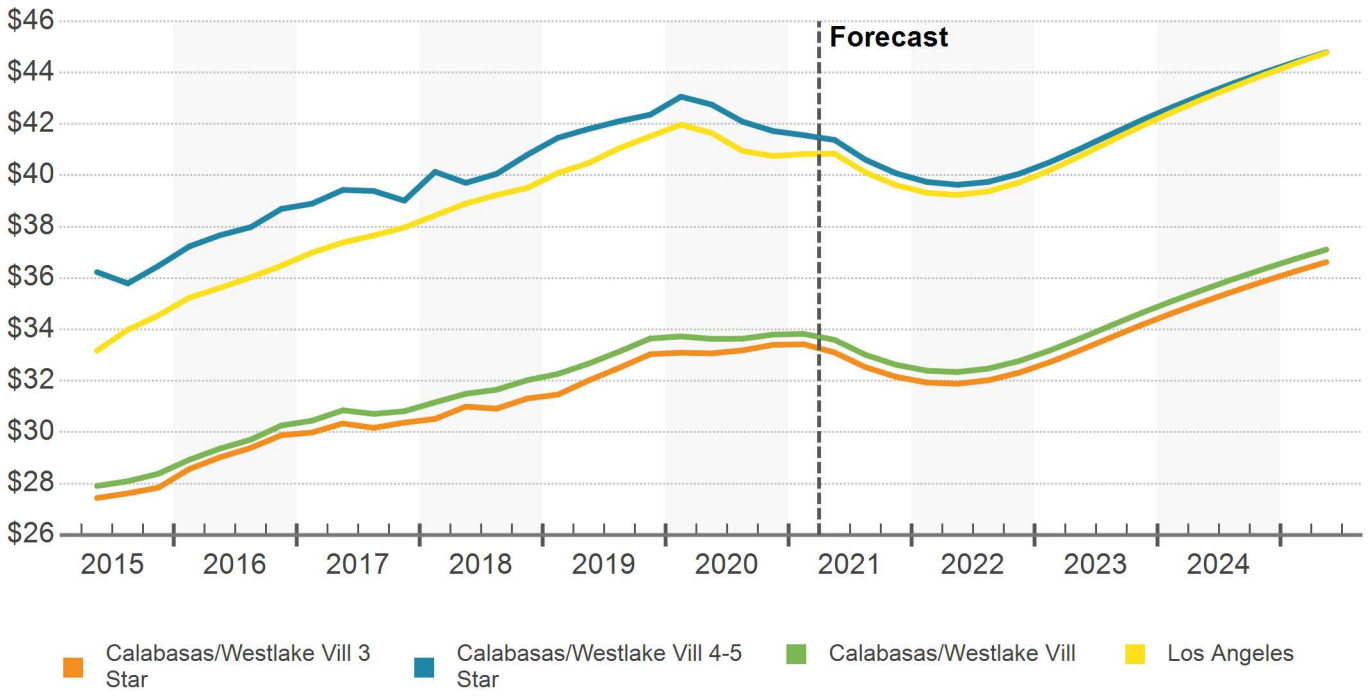
MARKET RENT PER SQUARE FEET



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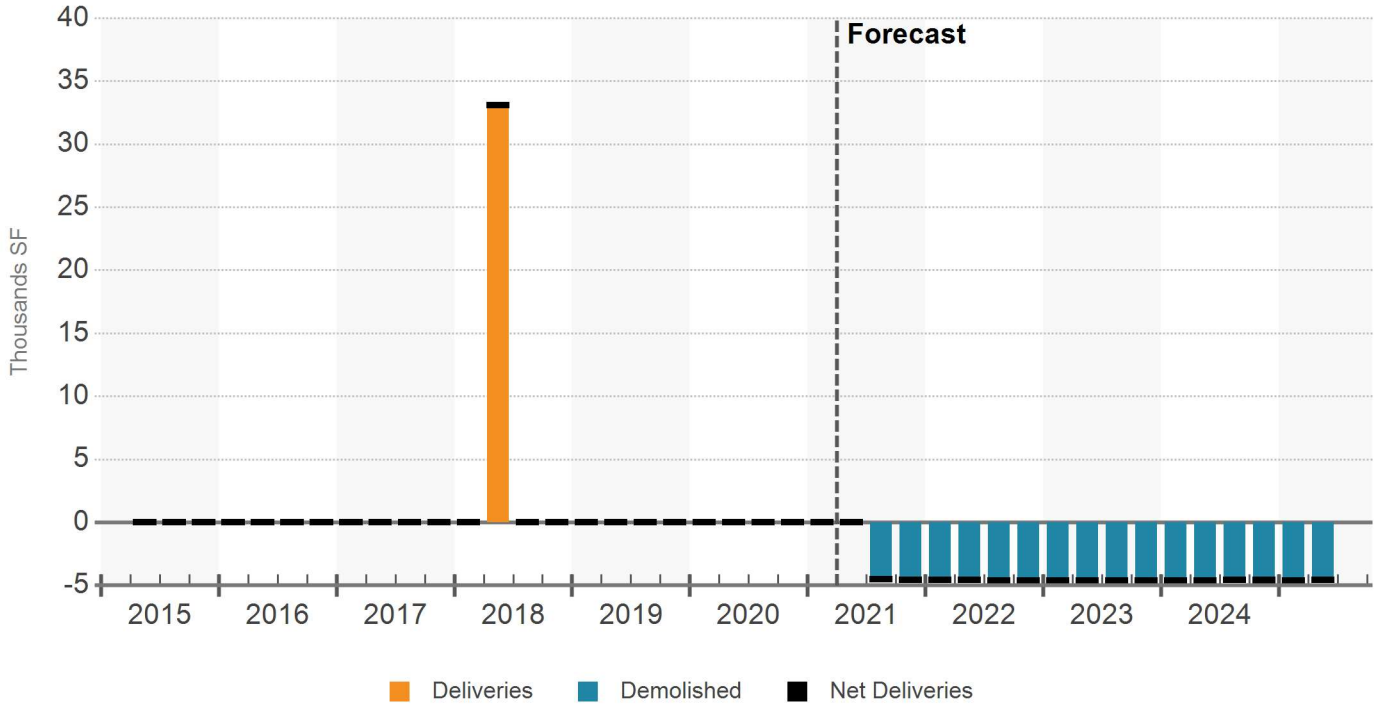
Construction

Office construction has been minimal in the Calabasas/Westlake Village Submarket in recent years, and there is no new office space under construction. The last supply additions, the Liberty Creative Campus, comprising two properties totaling 13,400 SF, in Agoura Hills and an 8,800-SF medical office at 5777 Las Virgenes Road in Calabasas, came on line in 2018.

Looking ahead, there is unlikely to be significant office construction in the area. The submarket's low rental rates make it hard to justify ground-up construction. More likely one will see renovations of existing product in order to appeal to today's office users.

DELIVERIES & DEMOLITIONS

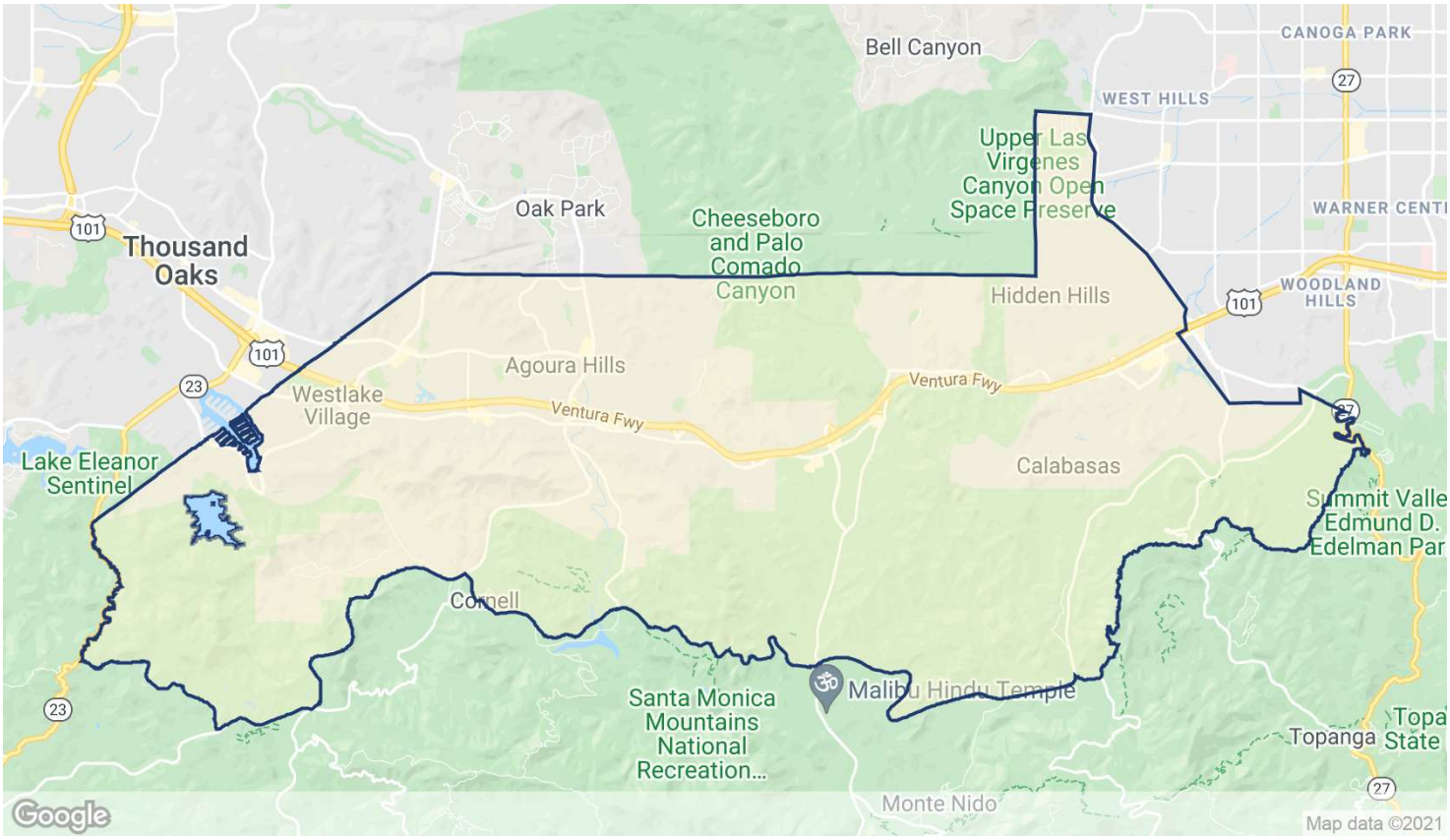


Construction

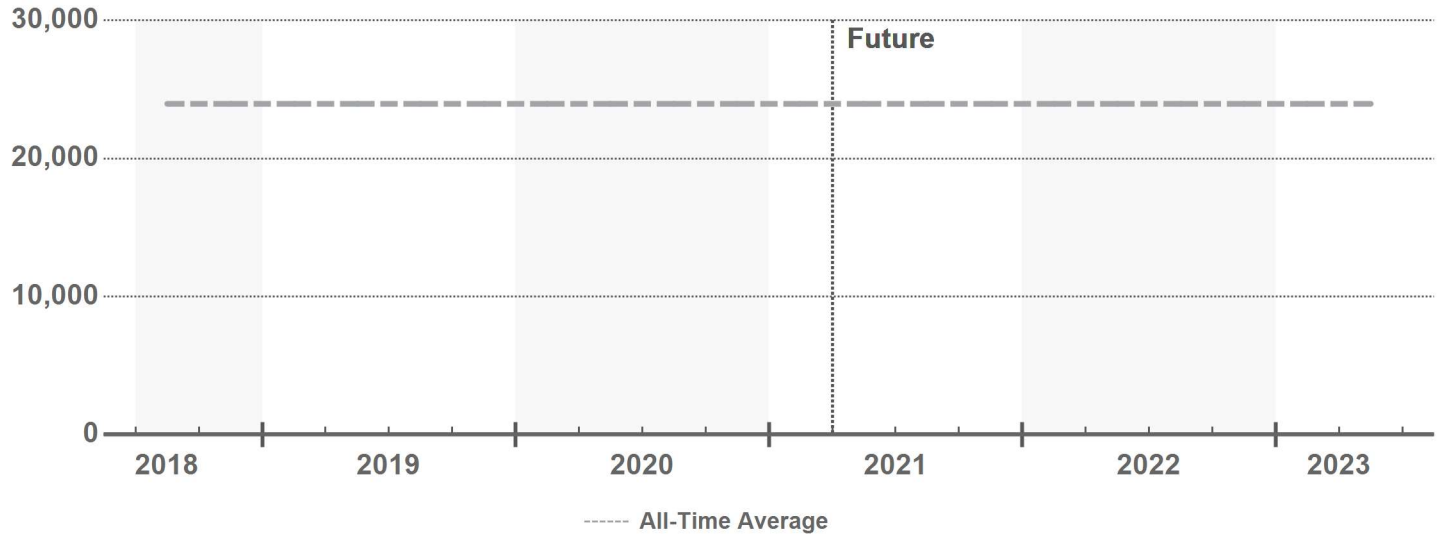
Calabasas/Westlake Vill Office

All-Time Annual Avg. Square Feet	Delivered Square Feet Past 8 Qtrs	Delivered Square Feet Next 8 Qtrs	Proposed Square Feet Next 8 Qtrs
95,888	0	0	0

PAST 8 QUARTERS DELIVERIES, UNDER CONSTRUCTION, & PROPOSED



PAST & FUTURE DELIVERIES IN SQUARE FEET



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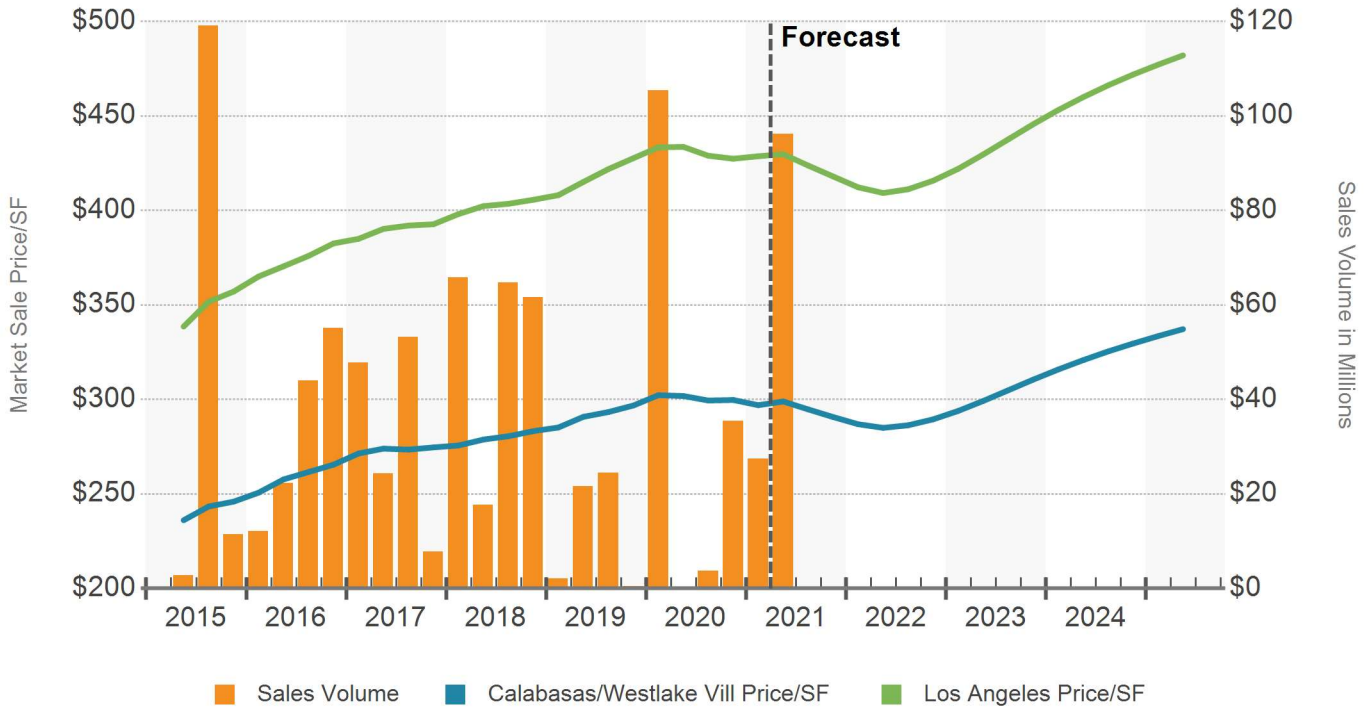
As the largest office transaction on a dollar basis in the submarket's history, this April, Gemdale USA Corporation, a subsidiary of Chinese-based Gemdale Corporation, acquired from JV partners Rising Realty and Mount Kellett Asset Management The Park Calabasas, a 220,000-SF campus at 4500 Park Granada, for $79 million ($355/SF) at a 6.5% in-place cap rate. The multi-tenant property was 92% with a weighted average lease term of 10 years. The property is highly amenitized, with the campus featuring walking and jogging paths, campus-wide WiFi, and expansive views. Additional amenities include landscaping, open spaces for corporate events and outdoor meetings, and an on-site cafeteria.

Rising and Mount Kellett purchased the property in 2013 from Bank of America as part of a 10-property portfolio of assets all located in Southern California. Allocated pricing to The Park Calabasas was $33.2 million ($150/SF). Rising oversaw extensive renovations of the property in 2018 to get the asset up to top-tier status for the area. The property was previously a single-tenant headquarters, with Bank of America occupying the property prior to Rising releasing the property.

This February, Alliant Capital acquired from Crusader Insurance Company 26050 Mureau Road, a 47,000-SF, 1997-built property, for $12.7 million ($270/SF). The office building was 100% leased at the time of sale. Crusader purchased the asset in 2013 for $9.5 million ($205/SF) to use for its business operations, occupying two-thirds of the space of the building. Crusader leased back its offices on a short-term basis, and Alliant intended to move into the space upon Crusader vacating.

The submarket's average modeled price per SF, $300, and average modeled cap rates, 6.2%, represent a discount to average office pricing in the L.A. metro.

SALES VOLUME & MARKET SALE PRICE PER SF



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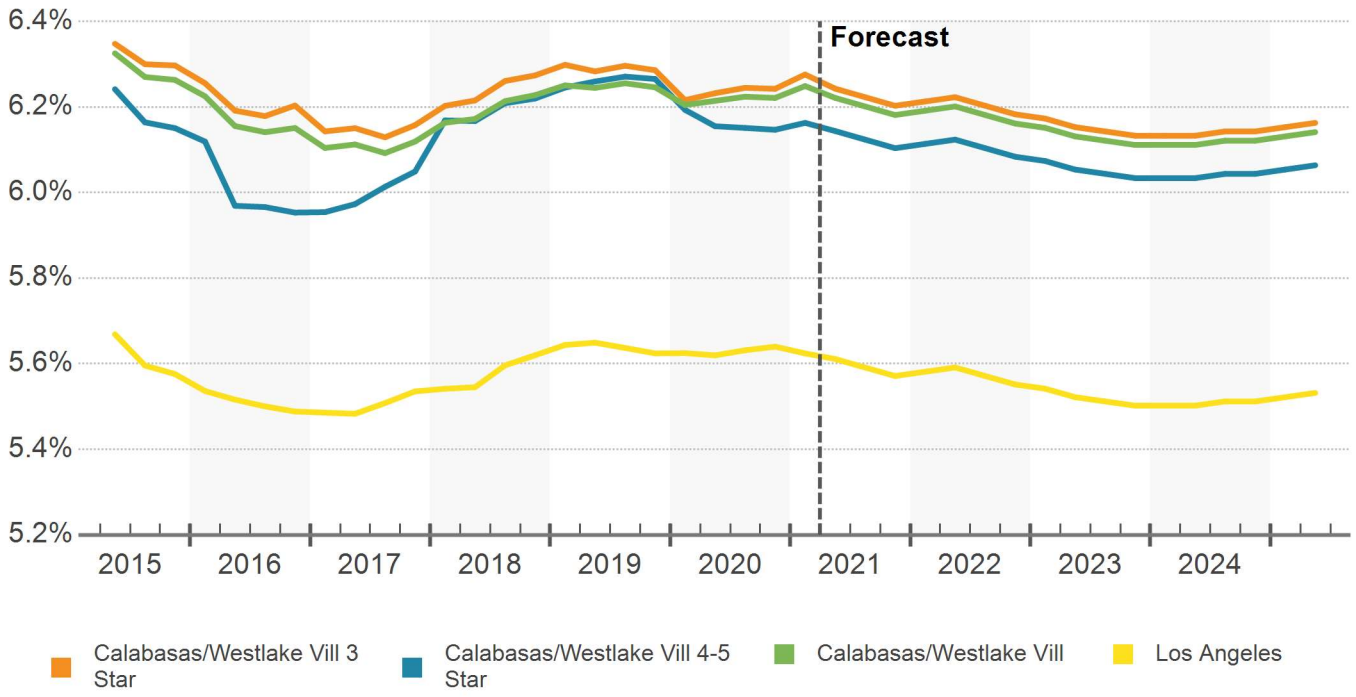
MARKET CAP RATE



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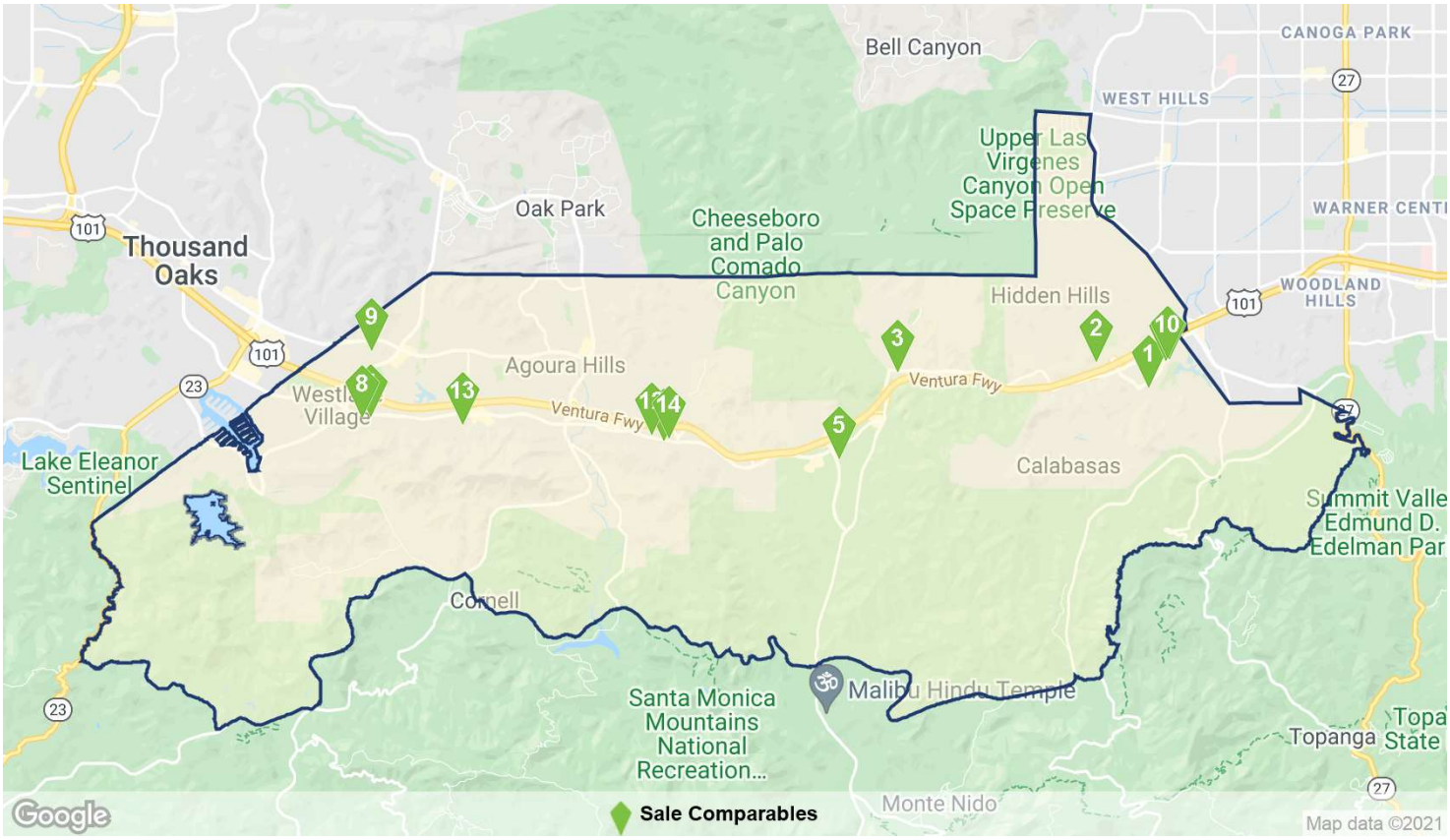
Sales Past 12 Months

Calabasas/Westlake Vill Office

Sale Comparables	Avg. Cap Rate	Avg. Price/SF	Avg. Vacancy At Sale
14	4.4%	$310	19.2%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	$585,000	$12,439,269	$6,200,000	$79,000,000
Price/SF	$165	$310	$327	$627
Cap Rate	3.0%	4.4%	3.6%	6.5%
Time Since Sale in Months	0.8	4.2	3.2	9.0
Property Attributes	**Low**	**Average**	**Median**	**High**
Building SF	933	40,249	22,068	222,524
Stories	1	2	2	3
Typical Floor SF	933	12,097	11,349	25,499
Vacancy Rate At Sale	0%	19.2%	0%	100%
Year Built	1965	1987	1989	2004
Star Rating	★★☆☆☆	★★☆☆☆ 2.7	★★★☆☆	★★★★☆

Sales Past 12 Months

RECENT SIGNIFICANT SALES

	Property Name - Address	Property Rating	Yr Built	Bldg SF	Vacancy	Sale Date	Sale Price	Price/SF	Cap Rate
1	**The Park Calabasas** 4500 Park Granada	★★★★☆	1986	222,524	7.6%	4/1/2021	$79,000,000	$355	6.5%
2	**24151 Ventura Blvd**	★★★★☆	2004	76,496	71.1%	11/5/2020	$24,000,000	$314	-
3	**26050 Mureau Rd**	★★★☆☆	1997	46,899	0%	2/12/2021	$12,695,000	$271	-
4	**4360 Park Terrace Dr**	★★☆☆☆	1989	45,464	60.2%	11/4/2020	$8,670,000	$191	-
5	**26775 Malibu Hills Rd**	★★☆☆☆	1989	34,000	0%	3/24/2021	$8,460,500	$249	-
6	**Park Granada Bldg** 4766 Park Granada	★★★☆☆	1984	23,328	0%	5/19/2021	$7,150,000	$306	-
7	**Park Granada Bldg** 4764 Park Granada	★★★☆☆	1984	19,765	0%	3/18/2021	$6,200,000	$314	3.0%
8	**4353 Park Terrace Dr**	★★★☆☆	1990	14,377	0%	5/13/2021	$4,950,000	$344	-
9	**5707 Corsa Ave**	★★☆☆☆	1981	22,068	9.7%	9/23/2020	$3,650,000	$165	3.6%
10	**Park Granada Bldg** 4768 Park Granada	★★★☆☆	1984	10,160	19.5%	5/27/2021	$3,450,000	$340	-
11	**Agoura Oaks Profession...** 28230 Agoura Rd	★★☆☆☆	1989	5,564	0%	11/2/2020	$1,900,000	$341	-
12	**28351 Agoura Rd**	★★☆☆☆	1990	1,656	0%	6/1/2021	$1,000,000	$604	-
13	**30200 Agoura Rd**	★★★☆☆	2011	1,630	10.0%	11/6/2020	$885,000	$543	-
14	**28145 Agoura Rd**	★★☆☆☆	1965	933	100%	5/25/2021	$585,000	$627	-

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Supply & Demand Trends

Calabasas/Westlake Vill Office

OVERALL SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	7,191,062	(18,394)	-0.3%	25,284	0.4%	-
2024	7,209,456	(18,398)	-0.3%	58,749	0.8%	-
2023	7,227,854	(18,421)	-0.3%	54,185	0.7%	-
2022	7,246,275	(18,398)	-0.3%	(4,332)	-0.1%	-
2021	7,264,673	(9,111)	-0.1%	(75,283)	-1.0%	-
YTD	7,273,784	0	0%	(1,163)	0%	-
2020	7,273,784	0	0%	(218,514)	-3.0%	-
2019	7,273,784	0	0%	57,035	0.8%	0
2018	7,273,784	33,109	0.5%	66,347	0.9%	0.5
2017	7,240,675	0	0%	36,344	0.5%	0
2016	7,240,675	0	0%	(32,317)	-0.4%	-
2015	7,240,675	0	0%	69,751	1.0%	0
2014	7,240,675	0	0%	134,335	1.9%	0
2013	7,240,675	7,445	0.1%	153,642	2.1%	0
2012	7,233,230	23,000	0.3%	83,264	1.2%	0.3
2011	7,210,230	72,292	1.0%	42,161	0.6%	1.7
2010	7,137,938	(1,000)	0%	1,446	0%	-
2009	7,138,938	0	0%	(126,624)	-1.8%	-

4 & 5 STAR SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	917,285	0	0%	6,984	0.8%	0
2024	917,285	0	0%	11,741	1.3%	0
2023	917,285	0	0%	10,877	1.2%	0
2022	917,285	0	0%	1,571	0.2%	0
2021	917,285	0	0%	(650)	-0.1%	-
YTD	917,285	0	0%	11,082	1.2%	0
2020	917,285	0	0%	(48,131)	-5.2%	-
2019	917,285	0	0%	7,079	0.8%	0
2018	917,285	0	0%	32,270	3.5%	0
2017	917,285	0	0%	137,476	15.0%	0
2016	917,285	0	0%	(153,867)	-16.8%	-
2015	917,285	0	0%	(25,816)	-2.8%	-
2014	917,285	0	0%	(45,116)	-4.9%	-
2013	917,285	0	0%	54,823	6.0%	0
2012	917,285	0	0%	(9,727)	-1.1%	-
2011	917,285	0	0%	1,123	0.1%	0
2010	917,285	0	0%	(58,871)	-6.4%	-
2009	917,285	0	0%	-	-	-

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Supply & Demand Trends

Calabasas/Westlake Vill Office

3 STAR SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	4,683,613	0	0%	23,900	0.5%	0
2024	4,683,613	0	0%	43,089	0.9%	0
2023	4,683,613	0	0%	38,739	0.8%	0
2022	4,683,613	0	0%	14,005	0.3%	0
2021	4,683,613	0	0%	(47,156)	-1.0%	-
YTD	4,683,613	0	0%	(14,656)	-0.3%	-
2020	4,683,613	0	0%	(141,395)	-3.0%	-
2019	4,683,613	0	0%	96,311	2.1%	0
2018	4,683,613	33,109	0.7%	40,734	0.9%	0.8
2017	4,650,504	0	0%	(68,143)	-1.5%	-
2016	4,650,504	0	0%	99,686	2.1%	0
2015	4,650,504	0	0%	54,439	1.2%	0
2014	4,650,504	0	0%	154,905	3.3%	0
2013	4,650,504	7,445	0.2%	39,514	0.8%	0.2
2012	4,643,059	23,000	0.5%	80,361	1.7%	0.3
2011	4,620,059	72,292	1.6%	73,394	1.6%	1.0
2010	4,547,767	0	0%	103,859	2.3%	0
2009	4,547,767	0	0%	(43,704)	-1.0%	-

1 & 2 STAR SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	1,590,164	(18,394)	-1.1%	(5,600)	-0.4%	-
2024	1,608,558	(18,398)	-1.1%	3,919	0.2%	-
2023	1,626,956	(18,421)	-1.1%	4,569	0.3%	-
2022	1,645,377	(18,398)	-1.1%	(19,908)	-1.2%	-
2021	1,663,775	(9,111)	-0.5%	(27,477)	-1.7%	-
YTD	1,672,886	0	0%	2,411	0.1%	0
2020	1,672,886	0	0%	(28,988)	-1.7%	-
2019	1,672,886	0	0%	(46,355)	-2.8%	-
2018	1,672,886	0	0%	(6,657)	-0.4%	-
2017	1,672,886	0	0%	(32,989)	-2.0%	-
2016	1,672,886	0	0%	21,864	1.3%	0
2015	1,672,886	0	0%	41,128	2.5%	0
2014	1,672,886	0	0%	24,546	1.5%	0
2013	1,672,886	0	0%	59,305	3.5%	0
2012	1,672,886	0	0%	12,630	0.8%	0
2011	1,672,886	0	0%	(32,356)	-1.9%	-
2010	1,672,886	(1,000)	-0.1%	(43,542)	-2.6%	-
2009	1,673,886	0	0%	(82,920)	-5.0%	-

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Rent & Vacancy

Calabasas/Westlake Vill Office

OVERALL RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	$37.76	126	3.8%	11.7%	732,752	10.2%	-0.6%
2024	$36.37	121	5.0%	7.6%	776,274	10.8%	-1.0%
2023	$34.65	116	5.7%	2.5%	853,268	11.8%	-1.0%
2022	$32.77	109	0.4%	-3.0%	925,746	12.8%	-0.2%
2021	$32.62	109	-3.5%	-3.5%	939,653	12.9%	0.9%
YTD	$33.62	112	-0.5%	-0.5%	874,574	12.0%	0%
2020	$33.80	113	0.4%	0%	873,411	12.0%	3.0%
2019	$33.65	112	5.1%	-0.4%	654,897	9.0%	-0.8%
2018	$32.02	107	3.9%	-5.2%	711,932	9.8%	-0.5%
2017	$30.82	103	1.8%	-8.8%	745,006	10.3%	-0.5%
2016	$30.26	101	6.6%	-10.5%	781,514	10.8%	0.4%
2015	$28.38	95	5.2%	-16.0%	749,197	10.3%	-1.0%
2014	$26.98	90	4.7%	-20.2%	818,948	11.3%	-1.9%
2013	$25.77	86	2.3%	-23.7%	953,283	13.2%	-2.0%
2012	$25.20	84	0.8%	-25.4%	1,099,480	15.2%	-0.9%
2011	$25	83	-0.6%	-26.0%	1,159,744	16.1%	0.3%
2010	$25.14	84	-6.3%	-25.6%	1,129,613	15.8%	0%
2009	$26.85	90	-10.4%	-20.6%	1,132,059	15.9%	1.8%

4 & 5 STAR RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	$45.46	123	3.3%	7.3%	78,233	8.5%	-0.8%
2024	$44.02	119	4.4%	3.9%	85,217	9.3%	-1.3%
2023	$42.15	114	5.2%	-0.5%	96,958	10.6%	-1.2%
2022	$40.06	108	0%	-5.4%	107,835	11.8%	-0.2%
2021	$40.08	108	-3.9%	-5.4%	109,406	11.9%	0.1%
YTD	$41.41	112	-0.8%	-2.3%	97,675	10.6%	-1.2%
2020	$41.73	113	-1.5%	-1.5%	108,757	11.9%	5.2%
2019	$42.36	114	3.8%	0%	60,626	6.6%	-0.8%
2018	$40.80	110	4.6%	-3.7%	67,705	7.4%	-3.5%
2017	$39.02	105	0.8%	-7.9%	99,975	10.9%	-15.0%
2016	$38.69	104	6.1%	-8.7%	237,451	25.9%	16.8%
2015	$36.47	98	4.8%	-13.9%	83,584	9.1%	2.8%
2014	$34.80	94	5.8%	-17.8%	57,768	6.3%	4.9%
2013	$32.90	89	4.6%	-22.3%	12,652	1.4%	-6.0%
2012	$31.46	85	1.5%	-25.7%	67,475	7.4%	1.1%
2011	$31	84	3.4%	-26.8%	57,748	6.3%	-0.1%
2010	$29.98	81	-7.9%	-29.2%	58,871	6.4%	6.4%
2009	$32.57	88	-12.1%	-23.1%	0	0%	0%

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Rent & Vacancy

3 STAR RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	$37.27	125	3.8%	11.6%	423,626	9.0%	-0.5%
2024	$35.89	120	5.0%	7.4%	447,526	9.6%	-0.9%
2023	$34.18	115	5.8%	2.3%	490,615	10.5%	-0.8%
2022	$32.32	108	0.5%	-3.3%	529,354	11.3%	-0.3%
2021	$32.15	108	-3.7%	-3.7%	543,359	11.6%	1.0%
YTD	$33.14	111	-0.8%	-0.8%	510,863	10.9%	0.3%
2020	$33.40	112	1.1%	0%	496,207	10.6%	3.0%
2019	$33.03	111	5.5%	-1.1%	354,812	7.6%	-2.1%
2018	$31.31	105	3.1%	-6.3%	451,123	9.6%	-0.2%
2017	$30.37	102	1.6%	-9.1%	458,584	9.9%	1.5%
2016	$29.88	100	7.3%	-10.5%	390,605	8.4%	-2.1%
2015	$27.84	93	4.8%	-16.7%	490,291	10.5%	-1.2%
2014	$26.57	89	4.3%	-20.5%	544,730	11.7%	-3.3%
2013	$25.46	85	1.6%	-23.8%	699,635	15.0%	-0.7%
2012	$25.06	84	-0.1%	-25.0%	731,704	15.8%	-1.3%
2011	$25.08	84	-0.9%	-24.9%	789,065	17.1%	-0.3%
2010	$25.32	85	-5.5%	-24.2%	790,167	17.4%	-2.3%
2009	$26.78	90	-10.2%	-19.8%	894,026	19.7%	1.0%

1 & 2 STAR RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	$34.93	132	4.2%	14.2%	230,893	14.5%	-0.6%
2024	$33.52	127	5.3%	9.6%	243,531	15.1%	-1.2%
2023	$31.84	120	6.0%	4.1%	265,695	16.3%	-1.2%
2022	$30.04	113	0.6%	-1.8%	288,557	17.5%	0.3%
2021	$29.85	113	-2.3%	-2.4%	286,888	17.2%	1.2%
YTD	$30.71	116	0.5%	0.4%	266,036	15.9%	-0.1%
2020	$30.56	115	-0.1%	-0.1%	268,447	16.0%	1.7%
2019	$30.58	116	4.7%	0%	239,459	14.3%	2.8%
2018	$29.21	110	6.0%	-4.5%	193,104	11.5%	0.4%
2017	$27.56	104	3.2%	-9.9%	186,447	11.1%	2.0%
2016	$26.70	101	4.8%	-12.7%	153,458	9.2%	-1.3%
2015	$25.47	96	6.9%	-16.7%	175,322	10.5%	-2.5%
2014	$23.83	90	4.8%	-22.1%	216,450	12.9%	-1.5%
2013	$22.74	86	2.6%	-25.7%	240,996	14.4%	-3.5%
2012	$22.16	84	3.2%	-27.5%	300,301	18.0%	-0.8%
2011	$21.46	81	-2.4%	-29.8%	312,931	18.7%	1.9%
2010	$21.99	83	-7.9%	-28.1%	280,575	16.8%	2.6%
2009	$23.89	90	-9.7%	-21.9%	238,033	14.2%	5.0%

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Sale Trends

OVERALL SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2025	-	-	-	-	-	-	$343.80	175	6.2%
2024	-	-	-	-	-	-	$329.55	168	6.1%
2023	-	-	-	-	-	-	$310.45	158	6.1%
2022	-	-	-	-	-	-	$289.48	147	6.2%
2021	-	-	-	-	-	-	$290.68	148	6.2%
YTD	9	$123.5M	5.1%	$13,721,167	$330.50	4.8%	$298.82	152	6.2%
2020	13	$144.5M	8.0%	$13,053,636	$253.52	4.8%	$299.71	152	6.2%
2019	14	$48.6M	2.0%	$7,725,833	$336.68	2.0%	$296.79	151	6.2%
2018	23	$209.8M	15.1%	$12,223,348	$226.74	4.6%	$283.25	144	6.2%
2017	23	$132.9M	9.4%	$8,253,509	$206.84	6.4%	$274.65	140	6.1%
2016	24	$133.3M	8.7%	$8,041,709	$213.98	5.6%	$265.50	135	6.2%
2015	19	$133.2M	9.9%	$9,397,429	$186.47	6.4%	$245.95	125	6.3%
2014	23	$93.2M	7.3%	$9,395,054	$193.28	7.0%	$225.46	115	6.4%
2013	31	$190.4M	18.7%	$8,324,468	$140.90	11.2%	$213.86	109	6.6%
2012	17	$47.2M	5.0%	$6,528,470	$144.31	-	$202.10	103	6.8%
2011	4	$4.6M	0.3%	$2,300,000	$199.33	-	$203.64	104	6.8%
2010	4	$10.7M	0.7%	$2,681,511	$205.33	-	$186.53	95	7.3%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

4 & 5 STAR SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2025	-	-	-	-	-	-	$376.80	170	6.1%
2024	-	-	-	-	-	-	$363.24	164	6.0%
2023	-	-	-	-	-	-	$344	155	6.0%
2022	-	-	-	-	-	-	$322.35	145	6.1%
2021	-	-	-	-	-	-	$325.34	147	6.1%
YTD	1	$79M	24.3%	$79,000,000	$355.02	6.5%	$335.23	151	6.2%
2020	1	$24M	8.3%	$24,000,000	$313.74	-	$336.65	152	6.1%
2019	1	$24M	8.3%	$24,000,000	$313.74	-	$321.96	145	6.3%
2018	2	$83.4M	33.5%	$41,675,000	$271.06	7.0%	$309.71	140	6.2%
2017	-	-	-	-	-	-	$306.64	138	6.0%
2016	1	$18.6M	7.0%	$18,600,000	$288.28	5.5%	$303.19	137	6.0%
2015	1	$27.1M	15.1%	$27,095,500	$195.27	-	$275.21	124	6.2%
2014	-	-	-	-	-	-	$240.01	108	6.5%
2013	1	$33.2M	24.3%	$33,155,691	$149	-	$240.79	108	6.5%
2012	-	-	-	-	-	-	$225.67	102	6.7%
2011	-	-	-	-	-	-	$232.31	105	6.7%
2010	-	-	-	-	-	-	$212.29	96	7.2%

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Sale Trends

3 STAR SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2025	-	-	-	-	-	-	$339.56	174	6.2%
2024	-	-	-	-	-	-	$325.49	166	6.1%
2023	-	-	-	-	-	-	$306.61	157	6.1%
2022	-	-	-	-	-	-	$285.84	146	6.2%
2021	-	-	-	-	-	-	$286.92	147	6.2%
YTD	5	$34.4M	2.4%	$6,889,000	$300.75	3.0%	$294.98	151	6.3%
2020	7	$96.8M	8.4%	$19,189,000	$251.41	6.0%	$295.87	151	6.2%
2019	9	$8.2M	0.8%	$2,970,000	$235.27	2.0%	$292.61	150	6.3%
2018	14	$121M	12.6%	$9,184,032	$205.67	3.4%	$278.36	142	6.3%
2017	14	$92.6M	9.7%	$8,360,350	$205.33	6.4%	$270.23	138	6.2%
2016	17	$74.4M	8.2%	$6,997,479	$197.68	7.8%	$260.63	133	6.2%
2015	14	$86.5M	9.8%	$7,792,591	$191.38	6.4%	$242.29	124	6.3%
2014	18	$74.5M	9.7%	$16,456,250	$183.66	7.0%	$224.54	115	6.4%
2013	22	$133.1M	20.6%	$8,420,456	$139.05	11.2%	$211.83	108	6.6%
2012	12	$42.6M	6.1%	$8,255,900	$151.07	-	$200.92	103	6.8%
2011	2	$4.6M	0.5%	$2,300,000	$199.33	-	$202.82	104	6.8%
2010	3	$8.9M	0.9%	$2,975,348	$215.61	-	$185.98	95	7.3%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

1 & 2 STAR SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2025	-	-	-	-	-	-	$337.55	182	6.1%
2024	-	-	-	-	-	-	$322.43	174	6.1%
2023	-	-	-	-	-	-	$302.82	163	6.1%
2022	-	-	-	-	-	-	$281.65	152	6.1%
2021	-	-	-	-	-	-	$282.23	152	6.2%
YTD	3	$10M	2.2%	$3,348,500	$274.55	-	$289.62	156	6.2%
2020	5	$23.6M	6.5%	$4,729,000	$218.47	3.6%	$290.21	156	6.2%
2019	4	$16.4M	2.0%	$5,471,667	$497.03	-	$294.68	159	6.1%
2018	7	$5.4M	12.2%	$2,527,250	$184.77	-	$282.41	152	6.1%
2017	9	$40.3M	13.5%	$8,018,460	$210.38	-	$269.48	145	6.0%
2016	6	$40.3M	10.9%	$8,018,513	$221.35	3.4%	$258.49	139	6.1%
2015	4	$19.6M	7.4%	$9,375,000	$158.57	-	$240.15	129	6.2%
2014	5	$18.7M	4.6%	$3,746,098	$244.11	-	$220.03	118	6.4%
2013	8	$24.1M	10.2%	$3,945,959	$140.69	-	$204.77	110	6.6%
2012	5	$4.6M	4.4%	$2,209,895	$102.15	-	$192.49	104	6.8%
2011	2	$0	0.1%	-	-	-	$190.20	102	6.9%
2010	1	$1.8M	0.6%	$1,800,000	$166.08	-	$173.93	94	7.4%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

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APPENDIX F
PUBLIC PARTICIPATION

CITY OF CALABASAS
HOUSING
ELEMENT
2021 - 2029

To learn more about the Housing Element Update, please visit cityofcalabasas.com or contact housingelement@cityofcalabasas.com

CITY of CALABASAS

HOUSING ELEMENT SURVEY

https://www.surveymonkey.com/r/HGC72ZL

We want your participation!

The City is in the process of updating the Housing Element of the General Plan for the 2021-2029 period as required by State law. The Housing Element establishes policies and programs to address Calabasas' existing and projected housing needs for all economic segments of the community. The first step in this process is to ask you as a Calabasas resident, what you see as the community's most important housing needs.

If you are a Calabasas resident, please complete a short online survey (survey link above) to provide us with your input. All responses are kept completely confidential. Survey limited to one per person.

CITY OF CALABASAS
HOUSING
ELEMENT
2021 - 2029

To learn more about the Housing Element Update, please visit cityofcalabasas.com or contact housingelement@cityofcalabasas.com

CITY of CALABASAS

UPCOMING MEETINGS

COMMUNITY WORKSHOP

September 30th at 6:00 PM via Zoom

Zoom Meeting Information: Webinar ID: 848 2782 8546; Password: 703700; Or join by telephone by dialing US: +1 669 900 9128.

PLANNING COMMISSION

(Study Session)

October 15th at 6:00 PM via Zoom

Zoom Meeting Information: Webinar ID: 815 0684 1098; Password: 986153; Or join by telephone by dialing US: +1 669 900 9128.

Calabasas 2021-2029 Housing Element
Housing Needs Survey Responses

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 it 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 **Calabasas Road/ East Village** (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 **Agoura Road/Las Virgenes** 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 **Las Virgenes/ Mureau** 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

Calabasas Senior Housing Needs Survey - Results

In order to solicit input from one of Calabasas' most vulnerable populations – senior citizens – the City conducted a Senior Housing Needs survey. This survey was distributed in the following ways:

- Posted on the Housing Element Update webpage and City main page
- Emailed the survey link to the Savvy Seniors
- Emailed the survey link to members signed up for the Senior Center updates
- Hard copies distributed to senior housing complexes and Calabasas Village Mobile Estates

A total of 324 senior citizen residents completed the Housing Needs Survey. The following presents the aggregated response to the survey questions.

1. Are you a resident within the City of Calabasas? 97% Yes 3% No

2. Do you currently rent or own your home?
   26% Rent 65% Own 7% Own a mobile home (pay space rent) 1% Rent mobile home 1% Other

3. Do you visit the Calabasas Senior Center and/or receive the City's E-News? 73% Yes 27% No
   If yes, do you believe adequate information is provided about housing programs for seniors, such as senior housing, rental assistance, and help with housing maintenance? 41% Yes 59% No

4. Please indicate if you are interested in learning more about any of the following programs for seniors:
   43% Rental or home buying options for seniors
   15% Financial assistance for renters
   42% Assistance for home and property maintenance

5. From 1-5, (5 being most important), please indicate how important the following issues are to you:
   (results reflect weighted average)
   3.35 Additional affordable senior housing in Calabasas
   3.87 Having senior housing located near medical facilities and shopping centers
   3.20 Having senior housing located near transit (such as bus routes)
   3.15 Having senior housing located near the Calabasas Senior Center

6. Accessory dwelling units (ADU)s, or “granny flats”, are small, self-contained units either attached or detached to a single-family dwelling. They can provide lower cost rental options for seniors, and provide senior homeowners with added rental income. Would you like information on how to provide an ADU on your property? 25% Yes 75% No

7. How would you like information about senior housing opportunities and programs to be provided?
   - 58% Online/email
   - 30% Written newsletter mailed to your home
   - 9% Information posted at the Senior Center
   - 3% Other

The City sincerely appreciates your input.

Feel free to contact the Housing Element team, at housingelement@cityofcalabasas.com with any questions/comments, or visit the City's 2021-2029 Housing Element website at 2021-2029 Housing Element Update | City of Calabasas, CA for more information.

2021-2029 6th 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

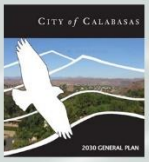
https://www.cityofcalabasas.com/government/community-development/2021-2029-housing-element-update

Poll Number 1

1. How long have you lived in the City of Calabasas?
   a. 1-2 years
   b. 3-5 years
   c. 6-10 years
   d. 11-20 years
   e. 21 + years
2. What type of unit do you live in?
   a. A detached single-family home
   b. A duplex/triplex/fourplex
   c. A condominium/townhome
   d. An accessory dwelling unit or secondary unit
   e. A mobilehome
   f. A care facility or assisted living

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% facie 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

What do you see as Calabasas' most important housing needs? (check as many as applicable)

a. Housing for workforce
b. Housing for seniors
c. Housing for families with children
d. Housing in close proximity to transit
e. Housing for adult children of longtime Calabasas residents

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
Total	330 units	199	179

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
Total	353 units		

Comparison of 5th and 6th RHNA Cycles

Jurisdiction	5th cycle RHNA	6th cycle RHNA (Draft)	% Change
Calabasas	**330**	**353**	**+7%**
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

What strategies should the City pursue to address its RHNA? (check all that apply)

a. Increase allowable housing densities from 20 to 30 units/ acre on a **limited number** of existing multi-family housing sites.

b. Recycle and intensify existing uses along **Calabasas Road/ East Village** to create a mix of office, retail, and residential uses, creating a pedestrian-oriented City Center.

c. Transition the office and business park uses in the **Agoura Road/West Village** corridor to a mix of office, retail and residential uses, creating a village-like ambiance.

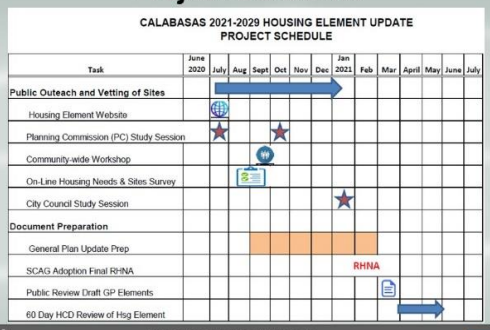
d. Transition existing office/business park uses in the **Las Virgenes/ Mureau** area (old City Hall) to a mix of office, retail and multi-family residential uses that create a village-like ambiance.

e. Provide incentives to increase the production of accessory dwelling units (granny flats).

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



Community Comments

Thank you!!

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

housingelement@cityofcalabasas.com

HOUSING ELEMENT NOTIFICATION LIST

Abundant Housing LA

Avalon Bay

Bert Boeckmann

BIA Local Chapter

Brad Rosenheim

CA Housing Consortium

CA Housing Partnership

Calabasas Chamber of Commerce

Caruso Development Company

Dave Dollinger

Degidio Brothers

Dennis Cruzan

D2 Development

Gabe Kramer

Greystar

Kristine Ramezani

Las Virgenes Municipal Water District

Las Virgenes Unified School District

LMKK LLC

Meir Baiba

The New Home Company

Peter Spencer

Rosenheim and Associates

RREF II Calabasas Park Center

So Cal Association of Non Profit Housing

So Cal Edison

So Cal Gas Company

Southland Association of Realtors

TH Investments

Thomas Saffron and Associates

William Miller

APPENDIX G
HOUSING ELEMENT BACKGROUND REPORT

CITY *of* CALABASAS

2030 General Plan

2021-2029 HOUSING ELEMENT

BACKGROUND REPORT

JANUARY 2021

CITY OF CALABASAS
COMMUNITY DEVELOPMENT DEPARTMENT
100 CIVIC CENTER WAY
CALABASAS, CA 91302

KAREN WARNER ASSOCIATES
Housing Policy Consultants

City of Calabasas 2030 General Plan
2021-2029 Housing Element Background Report

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The Housing Element Background Report includes an analysis of demographic, economic, housing, and special needs characteristics and trends in Calabasas. The analysis is intended to identify issues that affect the City's existing and future housing needs. As the results of the 2020 U.S. Census were not available as of this writing, the 2014-2018 American Community Survey (ACS) and Southern California Association of Governments (SCAG) Pre-Certified Local Housing Data provides the basis for much of the data contained in the Report.

I. DEMOGRAPHIC PROFILE

Demographic changes can affect the type and amount of housing that is needed in a community. This section presents the population, age, race/ethnicity, and employment characteristics of Calabasas residents.

A. POPULATION GROWTH AND TRENDS

Table 1 presents population growth trends in Calabasas, and compares this growth to neighboring jurisdictions and the entire County of Los Angeles. Calabasas experienced an eight percent increase in population during the 1990s, fairly comparable to the seven percent growth evidenced Countywide, yet below the twelve percent growth level experienced in nearby Westlake Village and Thousand Oaks. Between 2000 and 2010, the Calabasas population increased by a robust fifteen percent to 23,058 residents, representing a net increase in approximately 3,000 new residents. This increase was significantly more than neighboring cities and the County as a whole.

During the most recent decade, Calabasas' population increased by five percent to almost 24,200 residents. This increase, while slower than in the 1990s and 2000s, is still greater than other Conejo Valley jurisdictions and slightly higher than the County (4%).

Table 1: Regional Population Growth Trends 1990-2020

Jurisdiction	1990	2000	2010	2020	Percent Change		
					1990-2000	2000-2010	2010-2020
Agoura Hills	20,390	20,537	20,330	20,566	1%	-1%	1%
Calabasas	**18,527**	**20,033**	**23,058**	**24,193**	**8%**	**15%**	**5%**
Thousand Oaks	104,352	117,005	126,683	126,484	12%	8%	-0.2%
Westlake Village	7,455	8,368	8,270	8,212	12%	-1%	-1%
Los Angeles County	8,863,164	9,519,338	9,818,605	10,172,951	7%	3%	4%

Source: U.S. Census 1990, 2000 and 2010; Dept. of Finance 2020 Population and Housing Estimates.

In terms of future trends, the Southern California Association of Governments' (SCAG) Demographics and Growth Forecast projects a modest 2.8 percent increase in Calabasas' population over the next 25 years, for an estimated 2045 population of 24,900 residents.

B. AGE CHARACTERISTICS

Housing need is impacted by the age characteristics of a community, with different age groups having different income levels and family types that influence housing needs.

Table 2 shows the age distribution of Calabasas residents in 2000 and 2020, and compares this to the age distribution Countywide. As indicated in the table, in 2020, 24 percent of Calabasas' residents were children under the age of 18, compared to 28 percent of the City's population in 2000. The decline in children is further evidenced by the decline in family households with children in Calabasas, which dropped from 43 to 35 percent over the past two decades (refer to Table 6 later in this chapter). Similarly, between 2009-2019, K-12 public school enrollment for schools within Calabasas decreased by six percent (source: Las Virgenes Unified School District).

The young adult (25-44 years) age group experienced a large shift over the last 20 years. Both the proportion and number of young adults declined significantly during the decade, decreasing from 29 to 21 percent of the population, and declining by over 675 residents. This trend is a reflection of the aging in place of young adults into middle age, and the limited number of new young adults moving into the community. Conversely, the middle age population increased by almost 1,800 residents since 2000 and saw their proportion of the City's population grow from 28 percent to 30 percent. This shift in growth from young adults to middle age is indicative of the area's high for-sale housing costs and limited rental opportunities.

Finally, the most dramatic change in age distribution in Calabasas over the last 20 years was in the senior population (65 years and older). The percentage of seniors more than doubled from 8 to 17 percent during this time and included an increase of approximately 2,350 residents. The population of Calabasas, as a whole, is aging. The American Community Survey puts the median age of Calabasas at 42.9 years, an increase of 4.4 years since 2000 and more than six years older than the median age of 36.7 years for the County. Calabasas has made significant progress in expanding housing options for seniors, with development of the 75 unit Canyon Creek Apartments and 60 unit Horizons 55 active senior housing communities, and entitlements for the 42 unit Calabasas Creekside Senior Apartments.

Table 2: Age Distribution 2000-2020

	2000		2020		
Age Group	**Persons**	**Percent**	**Persons**	**Percent**	**L.A. Co.**
Preschool (0-4 years)	1,223	6%	895	4%	6%
School Age (5-17 years)	4,346	22%	4,790	20%	16%
College Age (18-24 years)	1,323	7%	1,935	8%	9%
Young Adults (25-44 years)	5,832	29%	5,153	21%	30%
Middle Age (45-64 years)	5,593	28%	7,355	30%	25%
Seniors (65-74 years)	1,097	5%	2,589	11%	8%
Frail Elderly (75+ years)	619	3%	1,476	6%	6%
TOTAL	**20,003**	**100%**	**24,193**	**100%**	**100%**
Median Age	**38.5 years**		**42.9 years**		**36.7 years**

Source: U.S. Census 2000; ACS 2014-2018; Dept of Finance 2020 Population and Housing Estimates.

C. RACE AND ETHNICITY

Table 3 displays the racial/ethnic distribution of Calabasas' population and compares it to the Countywide distribution. The City experienced some change in ethnic composition over the decade, with Whites continuing to make up the largest majority of the City's population (76% in 2020 compared to 84% in 2000). In contrast, Whites comprise only 26% of the population Countywide.

The percentage of Asians (10%) and Hispanics (8%) increased slightly while African Americans (<1%), and American Indians (<1%) in Calabasas remained relatively constant from 2000 to 2020, showing relatively minor increases in number. The small size of the City's minority population stands in sharp contrast to the population of Los Angeles County as a whole.

Table 3: Racial and Ethnic Composition 2000-2020

	2000		2020		
Race/Ethnicity	**Persons**	**Percent**	**Persons**	**Percent**	**L.A. Co.**
White	17,898	84%	18,387	76%	26%
Asian/Pacific Islander	1,656	8%	2,419	10%	15%
Hispanic	1,004	5%	1,935	8%	48%
Other	513	2%	1,210	5%	3%
African American	256	1%	194	<1%	8%
Native American	29	<1%	48	<1%	<1%
TOTAL	**21,356**	**100%**	**24,193**	**100%**	**100%**

Source: U.S. Census 2000; ACS 2014-2018; Dept of Finance 2020 Population and Housing Estimates.

D. EMPLOYMENT

The Southern California Association of Governments' (SCAG) Demographics and Growth Forecast estimates there was a total of 20,500 jobs in Calabasas in 2016, and projects a modest 1.5 percent increase in Calabasas' employment by 2045, for an estimated 20,800 jobs[1]. SCAG's Local Profile for Calabasas further breaks down employment by sector (refer to Table 4). As of 2017, professional and management was the largest employment sector at 22 percent, followed by finance (16.5%), leisure (15.5%) and education (13.3%). While the percentage of jobs in the leisure and education sectors increased between 2007 and 2017, construction and manufacturing sectors saw decreases.

Table 4: Employment Sectors 2017

Industry Sector	% Total Jobs
Professional & Management	22%
Finance	16.5%
Leisure	15.5%
Education	13.3%
Retail	9.6%
Information	4.9%
Manufacturing	4.5%
Transportation	3.6%
Public Administration	3.4%
Other Services (excluding Public Administration)	2.4%
Construction	2.2%
Wholesale Trade	2.1%
TOTAL	**100%**

Source: SCAG, Profile of the City of Calabasas, May 2019.

Table 5 shows the top ten employers in Calabasas in 2020. As can be seen, a significant number of these jobs are in the education, finance, professional and retail sectors.

Table 5: Major Employers

➢ Harbor Freight Tools	➢ All Motorists Insurance Agency
➢ Las Virgenes Unified School District	➢ Alcatel Internetworkings, Inc.
➢ Cheesecake Factory, Inc.	➢ Ama Waterways
➢ Viewpoint Education Foundation	➢ Xperi
➢ Keysight Technologies	➢ Bob Smith BMW and Mini

Source: City of Calabasas, June 2020.

Over 90 percent of persons working in Calabasas commute in from outside the City, an indication of the shortage of local affordable housing opportunities for the community's workforce.[2] Similarly, Calabasas residents also face long commutes, with 35 percent of the City's employed residents commuting 25 miles or more to work (OnTheMap).

[1] SCAG. Connect SoCal Demographics and Growth Forecast Technical Report. Adopted on May 7, 2020.

[2] U.S. Census Bureau - 2017 OnTheMap Application. http://onthemap.ces.census.gov/.

E. HOUSEHOLD TYPE

A household is defined as all persons living in a housing unit. Families are a subset of households. They include persons living together who are related by blood, marriage, or adoption. A single person living alone is also a household. "Other" households are unrelated people residing in the same dwelling unit. Group quarters, such as dormitories or convalescent homes, are not considered households.

Table 6 illustrates household characteristics in Calabasas in 2000 and 2020, and compares it to the Countywide distribution. In 2020, Calabasas was home to 8,918 households. The City had an average household size of 2.71 persons and an average family size of 3.10 persons, indicating minimal change from 2000.

Families comprise the majority of households in Calabasas (75%), including families with children (35%), and those without children (40%). Over the past two decades, the proportion of families with children has decreased from 43 to 35 percent of all households. In contrast, the proportion of family households without children increased from 33 to 40 percent, and single-person households increased from 17 to 19. Nearly 70 percent of the City's household growth between 2000-2020 was due to an increase in childless family households, with 26 percent of this growth attributable to single person households. These trends reflect the aging in place of Calabasas' existing households and the limited number of new families with children moving into the community due in part to high housing costs.

Table 6: Household Characteristics 2000-2020

	2000		2020		
Household Type	**Households**	**Percent**	**Households**	**Percent**	**L.A. Co.**
Families	5,543	77%	6,675	75%	66%
With children	(3,129)	(43%)	(3,121)	(35%)	(27%)
With no children	(2,414)	(33%)	(3,567)	(40%)	(39%)
Singles	1,228	17%	1,662	19%	26%
Other non-families	458	6%	581	6%	8%
TOTAL	**7,229**	**100%**	**8,918**	**100%**	**100%**
Avg Household Size	**2.76**		**2.71**		**3.01**
Avg Family Size	**3.14**		**3.10**		**3.69**

Source: U.S. Census 2000; ACS 2014-2018; Dept of Finance 2020 Population and Housing Estimates

F. HOUSEHOLD INCOME

Household income is one of the most important factors affecting housing opportunity. It is also crucial in determining a household's ability to balance housing costs with the other basic necessities of life.

The State and Federal government classify household income into several groupings based upon the relationship to the County adjusted median income (AMI), adjusted for household size. The State of California utilizes the income groups presented in Table 7, which are thus used throughout the Housing Element.

Table 7: State Income Categories 2020

Income Category	% County Area Median Income (AMI)	2020 L.A. County Income Limits		
		1 person household	2 person household	3 person household
Extremely Low	0-30% AMI	$23,700	$27,050	$30,450
Very Low	0-50% AMI	$39,450	$45,050	$50,700
Low	51-80% AMI	$63,100	$72,100	$81,100
Moderate	81-120% AMI	$64,900	$74,200	$83,500
Above Moderate	120%+ AMI	>$64,900	>$74,200	>$83,500

Source: California Dept of Housing and Community Development, 2020 Income Limits.

Table 8 presents the distribution of household income in Calabasas by income category measured as a percentage of the County median. Above median income households (>100% AMI) comprise the vast majority of households in Calabasas, at 67 percent. Despite the City's overall affluence, however, over 2,300 Calabasas households earn lower incomes (<80% AMI). While relatively limited in number (8% of households), extremely low income (ELI) households (<30% AMI) have significant housing needs. According to CHAS Data compiled by HUD, nearly 90 percent of the City's ELI households are spending more than half their incomes on housing costs, and 55% of the City's ELI households are renters, a group particularly vulnerable to rising rents. The City of Calabasas funds a rental assistance program to assist extremely low and very low income senior and disabled renters to remain in the community, and provides ongoing monthly rental assistance to approximately 50 households through this program.

Table 8: Household Income Distribution 2016

Income Level	Households	Percent
Extremely Low Income (0-30% AMI)	684	8%
Very Low Income (31-50% AMI)	665	8%
Low Income (51-80% AMI)	1,025	12%
Median Income (80-100% AMI)	473	5%
Above Median Income (>100% AMI)	5,804	67%
TOTAL	**8,651**	**100%**

Source: SCAG Pre-Certified Local Housing Data, August 2020.
AMI – Area Median Income
Note: Household count differs from 2020 Dept of Finance count depicted in Table 6.

II. CALABASAS HOUSING NEEDS

Calabasas enjoys high quality residential neighborhoods, a strong local employment base, a high level of public services and a scenic natural setting, all of which contribute to the community's attractiveness as a place to live and work. However, the community's desirability has continued to place upward pressure on the housing market, making it increasingly difficult for key members of the community to live here – workforce, seniors, and grown children of current residents.

To help understand the nature and extent of housing needs in Calabasas, this section provides an overview of these needs as they relate to:

- Renter and Homeowner Affordability
- Housing Adequacy
- Seniors and Other Special Needs Groups
- Workforce Housing Needs
- Assisted Housing At-Risk of Conversion
- Regional Housing Needs

By way of background, Calabasas contained 9,230 housing units in 2020. The range of housing types reflects the City's largely hillside topography and peripheral suburban nature. Three-quarters of the City's housing is comprised of single-family units, either attached or detached, while multi-family apartments and condominiums account for almost one-quarter (23%) of the housing stock. The City's one mobile home park - Calabasas Village Mobile Estates with 210 units – comprises two percent of the housing in Calabasas.

Table 9: Housing Types 2020

Unit Type	Units	Percent
Single-Family (SF) Detached	6,223	67%
SF Attached	663	7%
Total Single-Family	***6,886***	**75%**
2 to 4 Units	500	5%
5 or more units	1,613	17%
Total Multi-Family	***2,113***	**23%**
Mobile Homes & Other[1]	***231***	***2%***
TOTAL	**9,230**	**100%**

Source: California Department of Finance, 2020, Population and Housing Estimates.

[1] The City's one mobile home park contains 210 units, indicating the Census counted 20 additional units in the "other" category which could be reflective of second units or guesthouses if they are occupied as someone's current place of residence.

A. RENTAL MARKET AND AFFORDABILITY

While Calabasas is predominately an ownership community, the percentage of renter households has increased over the last 20 years. In 2000, just 19 percent of households in the City were renters. In 2020, renter households had increased to 32 percent, reflective of several new multi-family rental complexes developed in the City in recent years, as well as condominiums and single-family homes that are being used as rentals.

Calabasas is home to six apartment complexes – Malibu Canyon Apartments (698 units), Avalon Bay (previously Archstone - 600 units), Malibu Creek Apartments (44 units), Horizons at Calabasas (60 units – age restricted 55+), Canyon Creek Apartments (75 units – rent restricted), and the new Paxton Calabasas Townhomes (78 units).

Table 10 shows the results of a June 2020 rent survey that was conducted on vacant units in the five market-rate apartment complexes (Canyon Creek Apartments was not included as rents are restricted to low income levels). Rent levels in Malibu Canyon, Avalon Calabasas and Malibu Creek Apartments generally average $2,028 to $2,179 for a one-bedroom, $2,445 to $2,771 for a two-bedroom and $3,063 for a three-bedroom unit. Rents at the Horizons at Calabasas are slightly higher than these averages and are also age restricted to residents 55 years and older. The new luxury Paxton Townhomes have rents that are significantly higher than the other properties, due to the large sizes of the units and range of amenities that are offered. The Paxton complex includes four very-low-income units in compliance with the City's inclusionary housing ordinance.

Table 10: Rental Rates June 2020

Apartment Name	Unit Type	Monthly Rent for Vacant Units	Average Rent for Vacant Units
Malibu Canyon Apartments 5757 Las Virgenes Rd *(698 Total Units)*	1 bdrm *(17 units)*	$1,888 - $2,135	$2,028
	2 bdrm *(31 units)*	$2,207 - $2,720	$2,445
	3 bdrm *(6 units)*	$2,968 - $3,168	$3,063
Avalon Bay (formerly Archstone) 3831 N. Orchid Lane *(600 Total Units)*	1 bdrm *(19 units)*	$2,024 - $2,345	$2,179
	2 bdrm *(23 units)*	$2,483 - $3,171	$2,771
Paxton Calabasas Townhomes Paxton Place *(78 Total Units)*	2 bdrm *(2 units)*	$5,355	$5,355
	3 bdrm *(10 units)*	$4,995 - $6,425	$5,655
Horizons at Calabasas (age 55+) 26705 Malibu Hills Rd (*60 Total Units)*	1 bdrm *(1 unit)*	$3,213	$3,213
	2 bdrm *(2 units)*	$3,390 - $3,490	$3,440
Malibu Creek Apts 5320 Las Virgenes Rd *(44 Total Units)*	2 bdrm *(1 unit)*	$2,550	$2,550

Source: Rental Survey conducted by Karen Warner Associates, June 2020.

Table 11 presents the maximum affordable rents in 2020 for very low, low and moderate income households by household size, and compares them with the 2020 average apartment rents for Malibu Canyon, Avalon Calabasas and Malibu Creek Apartments from Table 10. As indicated, average rents are well above the level of affordability for very low, low and even moderate income households. The affordability gap for two-bedroom units is $1,467 for very low income households, $707 for low income households and $647 for moderate income households.

Table 11: 2020 Maximum Affordable Rents* for Los Angeles County

Income Level**	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Very Low Income	$999	$1,122	$1,236
Low Income	$1,676	$1,882	$2,081
Moderate Income	$1,728	$1,942	$2,147
Calabasas Average Rents* **	**$2,104**	**$2,589**	**$3,063**

Source: Karen Warner Associates, 2020.
* Maximum rent reflects deduction of utility allowance per LACDC 2020 utility schedule: $127 for 1 bedrooms, $146 for 2 bedrooms, and $172 for 3 bedrooms.
**Income levels reflect the 2020 Official State Income Limits published by State HCD.
***Calabasas Average Rents are from market rate apartment complexes (excluding Paxton Townhomes and Horizons at Calabasas) from Table 10.

Rental Vacancy

The vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of five percent for rental housing suggests that there is a balance between the supply and demand of housing, whereas vacancies well below this level may indicate that households are having difficulty finding available housing, which can lead to high competition for units and upward pressure on rents. The 2014-2018 American Community Survey measures a rental vacancy rate of four percent in Calabasas, indicating a less than optimal supply of vacant rental units for normal mobility.

Calabasas Village Mobile Estates

Calabasas Village Mobile Estates located on Mulholland Highway contains 210 mobile home spaces. Approximately one-third (60-70 households) of park occupants are senior citizens. The City's General Plan established a mobile home park land use designation and the City's Development Code now has a mobile home park zoning district. These designations help to preserve the property for long term mobile home park use. The Housing Element includes a program for continued preservation of the mobile home park, including providing information on the State's Mobile Home Park Rehabilitation and Resident Ownership Program (MPROP).

While historically the park has served as a source of relatively affordable housing, increases in space rents have rendered it less affordable to lower income tenants. The July 2019 space rents at the mobile home park were identified as $1,577,[3] a monthly

[3] Calabasas Rental Registration Program, February 2020.

increase of $134 (9.4% increase) from July 2018. In addition to space rents, some occupants may also have monthly mortgage payments on their mobile home coach.

In response to escalating rents, in January 2004, the City initiated a Rental Assistance Program for lower income tenants in the park, providing for a monthly subsidy for income-qualified tenants. The program has subsequently been expanded to include lower income seniors and disabled residents in the City's apartment complexes also impacted by rent increases. In December 2010, the City Council made the Rental Assistance Program permanent, expanding its capacity to 50 households and increasing monthly subsidy levels which are increased annually based on the Consumer Price Index. As of October 2020, this program was providing assistance to 50 households with 42 of these households residing in the mobile home park. The subsidy in 2020 was $250 a month.

Accessory Dwelling Units

Accessory dwelling units (ADU), also referred to as granny flats and secondary units, provide an affordable housing option and are seen as an important tool to help meet the housing needs in communities. The State enacted legislation in both 2017 and 2019 to further assist and support the development of ADUs, including "by right" approval for one-bedroom units less than 850 square feet and two-bedroom units less than 1,000 square feet. In January 2020, the City Council adopted an ordinance amending the City's Development Code to comply with the latest State laws governing ADUs and Junior ADUs. The City's ADU ordinance allows for units up to 1,200 square feet, or up to 50% the living area of the primary unit.

Calabasas recognizes that ADUs can provide housing opportunities for lower and moderate income households, including seniors and caregivers. The following describes recent activity related to ADUs in the City:

- Between the years 2014-2020, a total of 22 building permits were issued by the City for ADUs. In the first year since adoption of the City's updated ordinance (Jan-Dec 2020), the City has seen a dramatic increase in ADUs, with seven units approved and another nine units in process. These numbers well exceed the goal of 12 units set out in the previous Housing Element.
- In 2019, the City Council adopted a resolution expanding the City's Home Repair Program to include loans for the development of ADUs. Funds in the amount of $500,000 from the Affordable Housing Fund were designated for the program. The first $50,000 loan was issued in 2020 to assist a senior citizen homeowner convert an existing garage into an ADU.
- The updated Housing Element incudes a program for the City to incentivize and promote ADUs, including the creation of architectural prototypes.

ADU Affordability: In December 2020, the Southern California Association of Governments (SCAG) released a "Regional Accessory Dwelling Unit Affordability Analysis."[4] SCAG conducted this analysis to "provide local governments in the region with assumptions for ADU affordability that can be used to assign ADUs to income

[4] Southern California Association of Governments, "SCAG Regional Accessory Dwelling Unit Affordability Analysis", December 2020.

categories for the purpose of Sixth Cycle Housing Elements." The analysis consisted of five steps:

A. Calculate maximum rent limits for RHNA income categories for both one-person and two-person households by county;
B. Conduct a rent survey for ADUs in the SCAG region (a total of 150 existing ADUS were surveyed between April and June 2020);
C. Use regional survey to determine proportion of ADUs within each income category for both one-person and two-person households;
D. Make assumptions for what percentage of ADUs will be occupied by one-person and two-person households;
E. Use (D) to combine proportions from (C) into single breakdown of rented ADUs by income category.

The steps above apply to rented ADUs. However, one prevalent use of ADUs is for family members or others (such as caretakers) who are not charged rent. SCAG looked at other surveys and resources to determine the percentage of ADUs where people live rent free. Based on this review, SCAG estimated that 15% of ADUs are provided rent-free, and can therefore be assumed to be affordable to extremely low income households (0-30% AMI).

In order to account for differences in housing costs, the SCAG geography was divided into five subregions, including Los Angeles County which was divided into two areas – the coastal jurisdictions and the inland jurisdictions. Table 12 presents SCAG's affordability assumptions for ADUs in LA County's coastal jurisdictions, which includes the Las Virgenes subregion, providing the basis for assigning affordability to projected ADUs in Calabasas' Housing Element Update. As shown, 60 percent of all ADUs and 45 percent of rented ADUs are estimated by SCAG to be affordable to lower income households.

Table 12: Affordability Assumptions for ADUs

Category	Affordability Assumptions for Rented ADUs[1] (85% of Total)	Affordability Assumptions for Non-Rented ADUs[2] (15% of Total)	Affordability Assumption for all ADUs[3] (100% of Total)
Extremely Low Income	0%	100%	15%
Very Low Income	3%	0%	2%
Low Income	51%	0%	43%
Moderate Income	7%	0%	6%
Above Moderate Income	40%	0%	34%

Source: SCAG Regional Accessory Dwelling Unit Affordability Analysis, December 2020.
1. Used step D in analysis to combine proportions from step C into single breakdown of rented ADUs by income category.
2. Based on SCAG research of non-rented ADUs, it was determined that 15% of ADUS will be available at rents affordable to Extremely Low Income households.
3. Combined by multiplying rented ADUs by 85% and non-rented ADUs by 15%.

B. HOMEOWNER MARKET AND AFFORDABILITY

Housing Values

The real estate website Zillow.com has developed a home valuation model to estimate the market value of individual properties, and compiles this information to produce a median "Home Value Index" for any given geographic area. Table 13 presents the December 2019 median home value index for Calabasas and nearby communities, and shows the change in median home values from 2018.

Housing prices in Calabasas and the surrounding areas increased dramatically over the last decade. In 2010, Zillow identified the City's home value index at $856,500 (inclusive of both single-family homes and condominiums), whereas in 2019, the value index had increased to $1,235,500. As shown in Table 13, home values generally increased between one and three percent between 2018-2019, with the exception of Topanga, which had a loss of around three percent. Home values in the area are well above the County as a whole ($679,400 in December 2019).

Table 13: Regional Home Values 2019

Community	Zip Code	December 2019 Median Home Value Index	% Change from December 2018
Agoura Hills	91301	$883,000	1.0%
Calabasas	**91302**	**$1,235,500**	**0.4%**
Malibu	90265	$3,105,800	3.3%
Topanga	90290	$1,286,400	-3.0%
Thousand Oaks	91360	$722,300	2.3%
	91362	$846,600	1.4%
Westlake Village	91361	$1.068,200	1.2%
LA, Long Beach, Anaheim Metro Area	all	$679,400	1.6%

Source: Zillow Home Value Index from Zillow.com, Data through December 31, 2019;
LA County Area includes Los Angeles-Long Beach-Anaheim Metro Area.

Table 14 provides a further break down of housing values in Calabasas by number of bedrooms, and compares with home values throughout Los Angeles County. As shown, median home values for two-bedroom units in Calabasas are fairly comparable to values County-wide, whereas as unit size increases, the difference in values widens significantly.

Table 14: Median Home Values by Unit Size

Number of Bedrooms	December 2018 Value	December 2019 Value	% Change	Los Angeles County 2019*
2	$537,700	$548,200	2.0%	$547,400
3	$906,400	$922,400	1.8%	$646,100
4	$1,233,700	$1,238,300	0.4%	$794,700
5+	$2,197,800	$2,158,400	-1.8%	$1,171,000
Total	**$1,231,100**	**$1,235,500**	**0.4%**	**$679,400**

Source: Zillow Home Value Index from Zillow.com, Data through December 31, 2019.
*LA County Area includes Los Angeles-Long Beach-Anaheim Metro Area.

Another important data set is the sales listing price for homes on the market. In December 2019, Calabasas' median list price was $502 per square foot, while the list price in the greater LA/Orange County metro area was $444 per square foot. In June 2020, 60 homes and 11 townhomes were for sale in Calabasas on Zillow listing services. The price ranges are included below. It is important to note that nearly half of the single-family homes listed had five or more bedrooms, while only one of the listings was for a two-bedroom home.

- Single-family home listings
  - 60 homes total
  - One (1) two-bedroom home was listed at $1,500,000
  - Fifteen three-bedroom homes ranged from $915,000 to 1,199,000
  - Eighteen four-bedroom homes were listed, ranging from $915,000 to $2,779,000, with one home listed at $4,900,000
  - 26 five- and six-bedroom homes were listed, ranging between $1,499,000 and 4,599,000, with one six-bedroom home listed at over ten million dollars

- Townhome/Condo listings
  - 11 listings in total
  - One one-bedroom unit was listed at $389,950
  - Six two-bedroom townhomes/condos were listed between $549,000 and $655,000. One listing was $1,649,000
  - Three three-bedrooms were listed between $600,000 and $749,999

Homeowner Affordability

The affordability of housing in Calabasas can be assessed by comparing market sales prices with the amount that households of different income levels can afford to pay for housing. Compared together, this information can reveal who can afford what size and type of housing as well as indicate the type of households that would most likely experience overcrowding or overpayment.

Table 15 presents the maximum affordable purchase price for moderate income households (120% AMI), and compares this with median home values as previously documented in Table 14. As illustrated below, the maximum affordable purchase price ranges from $444,276 for a three-person household, $533,632 for a four-person household, and $545,881 for a five-person household, rendering home prices in Calabasas well beyond the reach of moderate income households.

Table 15: 2020 Los Angeles County Maximum Affordable Housing Cost

Moderate Income Affordable Housing Cost	2 Bedroom (3 Persons)	3 Bedroom (4 persons)	4 Bedroom (5 persons)
Household Income @ 120% Median	$83,500	$92,750	$101,500
Income Towards Housing @ 35% Income	$29,225	$34,462	$35,525
Maximum Monthly Housing Cost	$2,435	$2,871	$2,960
Less Expenses:			
Utilities[1]	($146)	($172)	($204)
Taxes (1.10% of sales price)	($406)	($488)	($500)
Homeowner Insurance (0.10% of sales price)[2]	($37)	($44)	($45)
HOA Fees & Other Maintenance	($250)	($250)	($250)
Monthly Income Available for Mortgage	$1,596	$1,917	$1,961
Supportable Mortgage @ 3.5% interest	$355,421	$426,906	$436,705
Homebuyer Downpayment (20%)	$88,855	$106,726	$109,176
Maximum Affordable Purchase Price	**$444,276**	**$533,632**	**$545,881**
Calabasas Median Home Value	**$548,200**	**$922,400**	**$1,238,300**

Source: Karen Warner Associates.
1. Utility costs based on 2020 HACoLA schedule and assumes gas appliances.
2. Estimated from quotes from Progressive Insurance
3. Median home prices (inclusive of both single-family and condominiums) based on Zillow Home Value Index from Zillow.com, Data through December 2019.

A vacancy rate of two percent for ownership housing is generally considered healthy. A low vacancy rate is an indicator of a particularly 'tight' housing market, which may lead to high competition for homes, raising housing prices. According to the 2014-2018 American Community Survey, the homeowner vacancy rate in Calabasas is 0.6 percent, indicating less than ideal vacancies and a pent-up demand for housing.

C. HOUSING PROBLEMS

A continuing priority of communities is enhancing or maintaining the quality of life for residents. A key measure of the quality of life in Calabasas is the extent of "housing problems," including housing overpayment and overcrowding.

Overpayment

Overpayment remains a critical issue for low and moderate-income households, who are disproportionately affected by this burden compared to other households. Affordability problems occur when housing costs become so high in relation to income that households have to pay an excessive proportion of their income for housing. Housing overpayment, as defined by the State and Federal government, occurs when a household spends more than 30 percent of its income on total housing costs, inclusive of rent/mortgage payments, utility costs, insurance, and any HOA fees; severe overpayment refers to spending greater than 50 percent of income on total housing costs. Table 16 shows the incidence of overpayment in Calabasas.

Table 16: Housing Overpayment 2018

Overpayment	Households	Percent	L.A. Co. (%)
Renters			
Overpayment *(30%-50% income on housing)*	575	21%	25%
Severe Overpayment *(>50% income on housing)*	1,089	41%	29%
Owners			
Overpayment *(>30% income on housing)*	2,176	47%	44%

Source: SCAG Pre-Certified Local Housing Data, August 2020.
Household count differs from 2020 Dept of Finance count depicted in Table 6.

The 2014-18 American Community Survey data compiled by SCAG identifies 21 percent (575 households) of renters in Calabasas as spending between 30 and 50 percent of their total income on housing, with an additional 41 percent spending more than half their income on housing. While total renter overpayment is fairly consistent with levels measured in the 2010 Census, severe overpayment increased substantially from 24 to 41 percent, and is well above the 29 percent severe overpayment Countywide. Among owner households, 47 percent (2,176) were overpaying, consistent with overpayment levels measured in the 2010 Census.

Among lower income renter households, overpayment is most pronounced. As shown in Table 17, all renter households earning less than $20,000 in Calabasas face severe overpayment and all renter households earning less than $50,000 face either overpayment or severe overpayment. As anticipated, as a household's income increases, the level of overpayment declines. The impact of housing overpayment on Calabasas' lower income households is significant, with the community's special needs populations – seniors, persons with disabilities, and female-headed households with children - most vulnerable to losing their housing due to an inability to pay. The high incidence of renter overpayment represents a significant housing need in Calabasas, and is addressed

through Housing Element programs for: Rental Assistance; Accessory Dwelling Units; Inclusionary Housing; and Affordable Housing Development Assistance.

Table 17: Lower Income Renter Overpayment 2018

Income Level	Overpayment *(30-50% income on housing)*		Severe Overpayment *(>50% income on housing)*	
	Households	% of renter income category	Households	% of renter income category
Less than $20,000	0	0%	350	100%
$20,000-$34,999	32	13%	217	87%
$35,000 to $49,999	67	20%	275	80%
$50,000 to $74,999	208	45%	223	48%
$75,000 to $99,999	65	31%	14	7%
$100,000 or more	203	19%	10	1%

Source: SCAG Pre-Certified Local Housing Data, August 2020.
Household count differs from 2020 Dept of Finance count depicted in Table 6.

Overcrowding

The State defines an overcrowded housing unit as one occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered severely overcrowded. The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units.

Table 18 shows the incidence of overcrowding in Calabasas and Los Angeles County as measured by the 2014-2018 American Community Survey compiled by SCAG. As indicated, less than three percent renters and less than one percent of owners in Calabasas have been identified as overcrowded (either overcrowded or severe overcrowded), in sharp contrast to the 16 percent of renters and six percent of owners identified Countywide as living in overcrowded conditions. In summary, household overcrowding is not a significant housing issue in the community.

Table 18: Overcrowded Households 2018

Overcrowding	Households	Percent	L.A. Co. (%)
Renters			
Overcrowding *(>1.0 ppl/room)*	47	1.6%	9%
Severe Overcrowding *(>1.5 ppl/room)*	33	1.2%	7%
Owners			
Overcrowding *(>1.0 ppl/room)*	10	0.2%	4%
Severe Overcrowding *(>1.5 ppl/room)*	0	0%	2%

Source: SCAG Pre-Certified Local Housing Data, August 2020.
Household count differs from 2020 Dept of Finance count depicted in Table 6.

D. HOUSING ADEQUACY

The vast majority of housing in Calabasas is in excellent condition. Throughout the community, homes are well maintained and evidence continued investment and upgrading. As presented in the prior section, less than three percent of rental housing in Calabasas is considered overcrowded, compared to 12 percent renter overcrowding Countywide. The high rate of owner-occupied units and relatively high household incomes contribute to the high quality of the housing stock in Calabasas.

The age of a community's housing stock can also provide an indicator of overall housing conditions. Typically housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. Table 19 displays the age of Calabasas' occupied housing stock as of 2020. With 73 percent of Calabasas' housing stock built prior to 1989, almost 6,500 units have reached the 30-year benchmark. Homes in the City's older neighborhoods were predominately built in the 1960s, 1970s and 1980s, and are now approaching the age at which more significant improvements become necessary, such as new plumbing or roofing. The aging of such a large portion of the Calabasas' housing stock indicates a need for code enforcement, property maintenance and housing rehabilitation programs. While no units have been identified as needing replacement, an estimated 20 percent of the pre-1989 housing stock (approximately 1,300 units) may be in need of some level of rehabilitation.

Table 19: Age of Housing Stock

Year Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
2014 or later	17	<1%	61	1%	1%
2010-2013	34	1%	21	<1%	1%
2000-2009	114	4%	576	10%	8%
1990-1999	679	24%	919	15%	18%
1980-1989	1,104	39%	2,213	37%	37%
1970-1979	462	16%	1,019	17%	16%
1960-1969	391	14%	1,010	16%	16%
1950-1959	43	1%	146	2%	2%
1940-1949	0	0%	60	1%	<1%
1939 or earlier	10	<1%	39	<1%	<1%
Total	**2,854**	**100%**	**6,064**	**100%**	**100%**

Source: ACS 2014-2018; Dept of Finance 2020 Population and Housing Estimates.

The City's Residential Rehabilitation Program provides loan and grant assistance to lower income households to make needed repairs, with the majority of households taking advantage of this program either mobile home park residents and/or senior citizens. Between 2014 and 2019, the City provided rehabilitation assistance to 33 lower income households. The City also offers a locally-funded Home Repair Program to assist low and moderate income property owners of severely dilapidated properties cited for code violations to make needed repairs to make the units safe and habitable.

E. SENIOR HOUSING NEEDS

As illustrated in Table 20 below, 17 percent of Calabasas' population were age 65 and above in 2020, with another 15 percent ("pre-seniors") turning this age over the coming decade. One-quarter of the City's households are headed by a senior, with the vast majority (86%) being owner households. Over 20 percent of elderly residents in Calabasas have some type of disability, which may limit their ability to live independently.

Table 20: Characteristics of Senior Population 2020

Population/ Household Category	Persons	Households	Percent
Seniors (65+)	4,064		17%
With a Disability	882		(22%)
Senior Households		2,265	25%
Renter		324	(14%)
Owner		1,941	(86%)
Senior Homeowners Living Alone		509	(26%)

Source: ACS 2014-2018; Dept. of Finance 2020 Population and Housing Estimates.

Of Calabasas' approximately 2,265 senior homeowners, one-quarter live alone. As these homeowners age, many may be unable to maintain their homes or perform minor repairs.

Given Calabasas' growing senior population, the City will continue to experience increases in the need for senior housing and services. Particularly those seniors age 75 and above begin to require housing with a supportive services component. Rising apartment and mobile home park rents, as well as ongoing homeowner maintenance costs are a particular concern for seniors, as many are on fixed incomes. The Calabasas Senior Center, which opened in 2016, is a gathering place for seniors that offers activities, classes, excursions and special luncheons and dinners. A broad range of support services are offered, including housing referrals to independent senior living, assisted living, board & care, and memory care facilities.

Calabasas has several specialized residential facilities for seniors, including:

- Silverado Senior Living - a 110-bed facility for persons with Alzheimer's Disease and related dementias
- Horizons 55 Senior Housing - provides 60 luxury rental units for seniors
- Canyon Creek - provides 75 rental units affordable to lower income seniors
- Calabasas Creekside Senior Apartments - 42 unit senior housing units, including five very low income units, coming on line in early 2022
- Belmont Village Senior Living (located just outside the city in Craftsman Corner) - a new 165-bed facility that offers assisted living and memory care options

F. WORKFORCE HOUSING NEEDS

Calabasas is considered "jobs rich", with approximately 2.2 jobs for every housing unit. As presented in the earlier section on Employment, over 90 percent of persons employed in Calabasas commute in from outside the City, indicative of the shortage of local affordable housing opportunities for the community's workforce. Recognizing this need, in 1998 the City commissioned a *Commercial/Industrial Development and Affordable Housing Nexus Study,* and subsequently established an affordable housing impact fee on commercial and industrial development. While somewhat dated, the 1998 study provides valuable insight on the housing needs generated by the community's workforce. For example, the study estimated that 40 percent of recent workers in Calabasas were low-to-moderate income, and over half these workers commute over 30 miles daily. Furthermore, the study indicated that 17 percent of recent employees attempted to find housing in Calabasas, and that less than a quarter of these were successful, citing high housing costs and lack of residential vacancies as major deterrents.

The limited supply of rentals in Calabasas, combined with escalating rents averaging $2,600 for a two-bedroom unit, has pushed rental housing out of reach for even moderate (120% AMI) income occupations.[5] And with for-sale housing prices averaging around $900,000 to well over a million dollars, homeownership within the City is unattainable for most of Calabasas' working professionals, including:

- Teachers
- Civic Employees
- Police Officers
- Firefighters
- Engineers

Employers are increasingly recognizing that recruitment and retention of employees is dependent upon the availability of local affordable housing options. With the majority of the local workforce commuting long distances, affordable housing opportunities near jobs are not only needed to assist the City in addressing workforce housing needs, but also to achieve General Plan goals for reduced vehicle trips and improved air quality. The Calabasas 2030 General Plan established a mixed- use land use category and designated three areas for transition to mixed use, providing expanded opportunities for multi-family, workforce housing.

[5] Based on an income-to-housing cost ratio of 30%, a household needs to earn at least $104,000 per year to afford a monthly rent of $2,600. The 2020 moderate-income (120% AMI) threshold for Los Angeles County for a single-person household is $64,900 and $74,200 for a two-person household, well below this level.

G. OTHER SPECIAL NEEDS GROUPS

State law recognizes that certain households have more difficulty in finding decent and affordable housing due to special circumstances including, but not limited to the following: economic status, age, disability, household size and household type. In addition to seniors described in the earlier section, other groups with special housing needs include persons with disabilities, female-headed households, large households and the homeless.

Table 21: Special Needs Households 2010

Special Needs Groups	Persons	Households	Percent*
Persons Living with Disabilities*	1,790		7%
Female-Headed Family Households*		1,034	12%
With children		590	(57%)
Large Households		565	6%
Renter		209	(37%)
Owner		356	(63%)

Source: ACS 2014-2018; Dept. of Finance 2020 Population and Housing Estimates.
Note: Numbers in ( ) reflect the % of the special needs group, and not the % of the total City population/households. For example, of the City's large households, 37% are renters and 63% are owners.

Persons with Disabilities

A disability is defined as a long-lasting condition (more than six months) that impairs an individual's mobility, ability to work, or ability to care for themselves. Persons with disabilities include those with physical, mental, or emotional disabilities. Disabled persons have special housing needs because of their fixed income, shortage of affordable and accessible housing, and higher health costs associated with their disability.

The 2014-2018 American Community Survey (ACS) identifies 1,790 Calabasas residents over the age of five as having one or more disabilities, representing seven percent of the City's population. Over forty percent of these residents are unable to live independently. The ACS documents the presence of following types of disabilities among Calabasas' disabled residents:

- Cognitive – 38%
- Ambulatory – 61%
- Hearing – 29%
- Vision – 17%

Of the City's senior population, 22 percent suffer from a disability. As Calabasas' population continues to age, the number of residents with disabilities will also increase.

Efforts to support the disabled in Calabasas include a Meals-on-Wheels program that delivers meals to individuals who are temporarily or permanently disabled. The City's Dial-a-Ride service also provides transportation around the Calabasas area to seniors over 55 years and to the disabled. Silverado Senior Living provides housing for 110 seniors with Alzheimer's and other dementias, and also includes an adult day care facility with capacity

for 30 persons. Belmont Village Senior Living is a new 165-bed facility that offers assisted living and memory care options for its residents.

The living arrangements for persons with disabilities depends on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions.

Developmental Disabilities: Due to the dramatic rise in autism spectrum disorders (ASD), in 2010 the California legislature passed SB 812 which requires the Housing Element to specifically analyze the housing needs of persons with developmental disabilities, and to identify resources available to serve this population. ASDs are the fastest growing developmental disability in California, and the state is projected to face a substantial number of persons with ASD maturing into adulthood, many of whom will want to live independently and need appropriate housing.

The Department of Developmental Services (DDS) provides community-based services to approximately 250,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The goal of these centers is to: 1) prevent/minimize institutionalization of developmentally disabled persons and their dislocation from family and community; and 2) enable this population to lead more independent and productive lives**.**

The North Los Angeles County Regional Center (NLACRC) serves the San Fernando, Santa Clarita and Antelope Valleys. The NLACRC serves over 28,000 individuals with developmental disabilities and their families. Within zip code 91302, which encompasses greater Calabasas, the Regional Center currently provides services to 159 residents with developmental disabilities, including 103 persons under the age of 18, and 56 persons 18 years of age and older. Among these residents, 97.5 percent (155 persons) live with a parent, family member or guardian, with the remaining 2.5 percent living in a foster/group home or an independent/supportive living program.[6] These percentages highlight the need for people with developmentally disabled family members to have a variety of housing options to provide ongoing care and support.

The regional centers have identified a number of community-based housing types appropriate for persons living with a developmental disability: licensed community care facilities and group homes; supervised apartment settings with support services; SB 962 homes (for persons with special health care and intensive support needs); and for persons able to live more independently, rent subsidized housing.

Calabasas supports the provision of housing for persons with disabilities, and has adopted provisions in its Zoning Code to enable community care facilities and supportive housing and ensure reasonable accommodation. Housing Element programs to facilitate affordable housing - including Inclusionary Zoning, Affordable Housing Fund, Affordable Housing Development Assistance, and Density Bonus Incentives – can also assist

[6] California Department of Developmental Services, Consumer County by California ZIP Code and Residence Type. Regional Center and Early Start Consumers, June 2020.

residents with developmental disabilities. The expansion of the City's Home Repair Program to include loans for the development of accessory dwelling units may provide another housing option.

Female-Headed Family Households

The 2014-2018 American Community Survey identifies 1,034 female-headed family households (no husband present) in Calabasas, comprising twelve percent of total households. Of these female-headed households, over half (57%) have children, and of those with children, fifteen percent experience poverty. Many of these households need assistance with housing subsidies, as well as accessible and affordable day care.

The Calabasas Community Tennis and Swim Center offers a variety of youth programs that can help supplement day care. Children and teens can participate in a variety of fitness activities and intramural sports leagues, arts and dance classes, after-school programs, and special camps and excursions. The Agoura Hills/Calabasas Community Center is also available for use by the City's young residents. This state-of-the-art recreational facility offers discounted memberships for students as well as a unique Child Watch Program that provides daycare for parents using the Community Center's facilities

Large Households

In Calabasas, large households with five or more members comprise six percent of the City's total households. Of the City's 565 large households, 37 percent (209 households) are renters. This percentage has increased since 2010, when less than 20 percent (143 households) of large households were renters. The 2014-2018 American Community Survey documents 960 rental units in Calabasas with 3 or more bedrooms, in general, the appropriate size for households with 5-6 members, indicating a more than adequate supply of units for the City's large renter households. However, given that the average rents for a three-bedroom apartment is over $3,000, affordable housing options may be limited. In contrast to many communities where a significant segment of large households may be lower income renters, the majority of Calabasas' large households are families who own their own homes and have relatively high incomes.

Homeless

Due to the relative inaccessibility and distance from urban centers, Calabasas does not attract many homeless individuals or families. The 2020 Greater Los Angeles Homeless Count, conducted by the Los Angeles Homeless Service Authority (LAHSA), included a count of homeless on the street, in shelters (emergency, transitional and safe haven), hidden homeless and youth. This count was done across the County on a single night in January 2020. Within Calabasas, the 2020 count identified two homeless (both unsheltered on the night of the PIT Count).[7]

LAHSA disperses funds to the eight Service Planning Areas (SPAs) in the County for coordinated responses to homeless issues (Calabasas is located in SPA 2). Los Angeles Family Housing, located in North Hollywood, provides services for SPA 2 including: outreach, housing placement assistance and a variety of supportive services.

[7] The Los Angeles Homeless Services Authority, 2020 Greater Los Angeles Homeless County, 2020.

In Calabasas, the homeless tend to be transient in nature rather than a long-term resident population (i.e., encampments) and are most often located in parks, public spaces, and undeveloped open space, both privately and publicly owned. When a homeless person is encountered, staff visits the individual and outreach materials and service information are provided. This is done by either the City's public safety staff or the homeless outreach coordinator for the Las Virgenes/Malibu Council of Governments (COG). Follow up visits are carried out by the COG coordinator to see if the individuals can access the services needed. Members of the public are also able to use the City's website to notify City staff of the presence of homeless individuals. The City's program provides homeless outreach and assistance in a timely and efficient manner.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. In many parts of southern California, agriculture production is an important contribution to local economies. The City of Calabasas has no agricultural land in active production nor do the adjacent cities of Westlake Village or Agoura Hills. According to SCAG's 2020 Housing Element dataset, none of the persons working in Calabasas are employed in farming occupations.

H. ASSISTED HOUSING AT RISK OF CONVERSION

State Housing Element law requires an analysis of the potential for currently rent-restricted low income housing units to convert to market rate housing, and to propose programs to preserve or replace any units "at-risk" of conversion. This section presents information on recent conversions of affordable housing in Calabasas as well as analysis of the current three assisted rental projects, and evaluates those units at risk of conversion during the nine year, 2013-2023 planning period.

2014-2021 Planning Period

The City had identified 140 affordable units at Malibu Canyon at risk of going to market rate because the associated bonds were set to expire in 2016. Subsequently, the City was informed in 2017 of Avalon Bay's (formerly Archstone Calabasas) intent to pay off their 2028 bond early, putting an additional 120 affordable units at risk of conversion. The City followed the steps outlined in the Housing Element program to work towards preservation, but was unsuccessful in both cases. Discussions with both the Los Angeles Community Development Commission (CDC) and California Housing Partnership (CHPC) informed the City that without significant financial resources, options to preserve these bond projects were quite limited.

The City undertook the following steps identified in the Housing Element to preserve the at-risk units:

- Conducted an economic analysis to determine the cost of buying down the rents which proved too costly as it would exhaust City's Affordable Housing Trust Fund in just two years.
- Staff researched outside funding opportunities, including from LA County, but was unable to identify adequate funds for long-term preservation. Because ownership of Avalon Bay is a Real Estate Investment Trust (REIT), they were unable to use tax credits to extend affordability commitments.
- Met with both property owners to discuss options for preservation. Malibu Canyon was not interested in preservation, but Avalon Bay subsequently submitted an initiative to construct 161 new apartments on the site, in exchange for preservation of 80 of the original 120 affordable units. The initiative was not approved by the voters at the March 3, 2020 election.
- City staff has been available to provide assistance to each tenant explaining their rights and conversion procedures, and has proactively updated the City's website to include resources for tenant rights and other affordable housing options within the City and the region.

Despite these actions, the program was not effective in preserving these affordable units.

2021-2029 Planning Period

The City does not have any affordable housing at-risk of conversion during this planning period. Canyon Creek apartments was financed using tax credits, which extend through 2066. The Paxton Calabasas project, which includes four very low income units, has affordability controls which extend to 2048. Avanti includes eight units for very low income tenants, which has deed restrictions until 2046. And Calabasas Creekside, projected to open in mid-2022, includes five very low income units with affordability controls that extend through 2077. Details about these projects are included in Table 22 which follows.

Table 22: Assisted Rental Housing Inventory

Project Name	Tenant Type	Source of Assistance	Total Project Units	Affordable Units	Potential Conversion Date
Canyon Creek Apartments 4803 El Canon Ave	Senior (age 62+)	City Housing Trust Funds; Tax Credits	75	74 Low Income	2066
Paxton Calabasas 4240 Las Virgenes	Family	Inclusionary Ordinance	74	4 Very Low Income	2048
Avanti 23500 Park Sorrento	Family	Inclusionary Ordinance; Density Bonus	80	8 Very Low Income	2046
Calabasas Creekside 23480 Park Sorrento	Senior (age 55+)	Inclusionary Ordinance; Density Bonus	42	5 Very Low Income	2077

Source: City of Calabasas, October 2020.

Any future affordable rental units provided through the City's inclusionary housing ordinance or subsidized through the Affordable Housing Fund would similarly carry long term affordability controls.

I. FUTURE HOUSING GROWTH NEEDS

California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups, as determined by the jurisdiction's Council of Governments. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction's projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate.

The regional growth allocation process begins with the Department of Finance's (DOF) projection of statewide housing demand for the planning period, which is then apportioned by regional councils of government throughout the state. SCAG is responsible for assigning these regional housing needs, known as the Regional Housing Needs Assessment (RHNA) for Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial counties, and the jurisdictions within each county. The main determining factors in SCAG's methodology are: household growth (based on Connect SoCal growth forecast), job accessibility, and transit accessibility. After a RHNA total is calculated, a social equity adjustment is applied to determine the four income categories (very low, low, moderate, and above moderate-incomes).

The State has allocated 1.34 million new housing units to the SCAG regions as part of the 6th cycle RHNA. This level of housing growth represents the largest allocation the region has ever received, which results in much higher RHNA allocations for SCAG cities and counties. At its September 3, 2020 meeting, SCAG's Regional Council adopted the Connect SoCal on which the RHNA is based. On March 4, 2021, the Regional Council adopted the final RHNA allocations to local jurisdictions.

SCAG has forecast the housing needs by income category for each jurisdiction within the six-county region for the 2021-2029 Housing Element planning period of October 2021 through October 2029. The RHNA represents the minimum number of housing units each community is required to provide "adequate sites" through zoning and is one of the primary threshold criteria necessary to achieve HCD approval of the Housing Element. Calabasas' RHNA housing needs for the 2021-2029 planning period was forecast at 354 net units, distributed among the four income categories as shown in Table 23.

Table 23: Regional Housing Needs Assessment 2021-2029

Income Level	% Area Median Income	Units	Percent
Very Low**	0-50%	131	37%
Low	51-80%	71	20%
Moderate	81-120%	70	20%
Above Moderate	120%+	81	23%
Total		**354**	**100%**

Source: SCAG 6th Cycle Final RHNA Allocation Plan, March 4, 2021.

** An estimated half of the City's 131 very low income housing needs (66 units) units are for extremely low income households earning less than 30% AMI.

III. HOUSING CONSTRAINTS

This section assesses the various governmental, market, infrastructure and environmental factors that may serve as a potential constraint to housing development in Calabasas.

A. GOVERNMENTAL CONSTRAINTS

1. Land Use Controls

The General Plan Land Use Element sets forth the City's policies for guiding local development, and establishes the amount and distribution of land to be allocated for different uses within the City. The General Plan land use categories provide for the following range of residential land use types in Calabasas.

Table 24: Residential Land Use Districts

General Plan Land Use District	Zoning	Maximum Density	Primary Residential Type(s)
Urban Residential and Mixed-Use			
Residential–Single Family (R-SF)	RS	6 du/acre (12 du/acre for senior projects)	Single-family detached housing units, including large lot estates, suburban tract developments, and small lot residences
Residential-Multiple Family (R-MF12)	RM	12 du/acre	Attached apartments, condominiums, townhomes, visitor-serving uses, and duplexes
Residential-Multiple Family (R-MF16)	RM	20 du/acre*	Attached apartments, condominiums, townhomes, visitor-serving uses, and duplexes
Residential-Multiple Family (R-MF20)	RM	20 du/acre	Attached apartments, condominiums, townhomes, visitor-serving uses, and duplexes
Residential-Mobile Home (R-MH)	RMH	8 du/acre	Mobile home parks
Mixed Use (MU) MU 0.6 MU 0.95 MU 1.0	CMU	20 du/acre	Office, retail, and commercial services, and higher density residential uses. For MU 1.0, residential must constitute a min. 50% of overall floor area in each project.
Planned Development	PD	60 units total	An area under common ownership intended for a mix of uses that warrants detailed planning due to unique features.
Non-Urban Residential			
Hillside Mountainous (HM)	HM	1 du/10 acres or 1 du/existing lot	Single family detached housing in a very low intensity, rural setting
Residential Rural (RR)	RR	1 du/acre or 1 du/existing lot	Single-family detached housing in a low intensity, rural setting
Rural Community (RC)	RC	2 du/acre or 1 du/existing lot	Single family detached housing compatible with rural development patterns

Source: Land Use Element, City of Calabasas General Plan, October 2015.

* The General Plan R-MF16 land use designation allows for 20 du/acre, which prevails over the zoning designation which currently allows for a max. 16 du/acre.

Development Code

The City regulates the type, location, density, and scale of residential development through the Development Code. Code regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. The Development Code also serves to ensure the continued quality of development in the community. The Code sets forth residential development standards for each zoning district, summarized in Table 25 and evaluated in the following section.

Table 25: Residential Development Standards

Zone District	Permitted Uses	Setbacks	Height	Lot Coverage	Max. Density/ Intensity
Urban Residential					
Residential, Single-Family (RS)	Single-family hsg, ADUs, manufactured housing, small resid care homes, transitional & supportive housing	Front: 20' Side: 10' Street Side:15' Rear: 20'	35'	50% or 35% depending on lot size	Minimum: 2 du/acre Maximum: 6 du/acre
Residential, Multifamily (RM)	Multi-family hsg, ADUs, manufactured housing, residential care homes, senior hsg, single-family hsg, transitional & supportive housing	Front: 20' Side: 10' Street Side:15' Rear: 20'	35'	55%	Minimum: 2 du/acre Maximum: 20 du/acre
Residential, Mobile Home (RMH)	Mobile Homes, small residential care homes	Front: 30' Side: 10' Street Side:30' Rear: 10'	18' or 1 story, whichever is less	55%	8 mobile homes per acre
Mixed Use (CMU)	Multi-family housing, senior housing, large residential care homes, office, retail, and entertainment uses	Front: none Side: none Street Side:10' Rear: none (20' if adj resid)	35' (2 stories hsg above comm'l)	62%	20 du/acre, 0.5 - 1.0 FAR (depending on location)
Planned Development (PD)	Multi-family housing, senior housing, single-family housing, office, retail & restaurant uses	Determined by Development Plan Process	35'	Determined by Dev. Plan Process	60 mf dus/ project site, 150,000 sf commercial/ project site
Non-Urban Residential					
Residential, Rural (RR)	Single-family housing, ADUs, manufactured housing, small residential care homes	Front: 30' Side: 10' Street Side:20' Rear: 20'	18' or 1 story, which-ever is less	30%	Minimum: 1 du/10 acre Maximum: 1 du/acre
Rural Community (RC)*	Single-family housing, ADUs, manufactured housing, small residential care homes	Front: 30' Side: 10' Street Side:20' Rear: 20'	27' for pitched, 24' for parapet roof	35%	Minimum: 1 du/10 acre Maximum: 2 du/acre

Source: City of Calabasas, Development Code, July 2020
*Old Topanga and Calabasas Highlands setback standards supersede the underlying RC zone setbacks

Parking requirements are provided in Table 26 by residential uses. Multi-family parking requirements are fairly typical. To promote bicycle use and less reliance on the automobile for shorter trips, the City also imposes a minimum bicycle space requirement on multi-family units. This requirement is rather unique, but not overly burdensome to development.

In order to facilitate the provision of accessory dwelling units (ADUs), and consistent with State law, when a covered parking structure is demolished in conjunction with construction of an ADU, or is converted to an ADU, the required off-street parking for the primary unit is not required to be replaced. In addition, no additional parking is required for an ADU under any of the following circumstances: a) unit is located within one-half mile of a regularly scheduled public transit stop; b) unit is located within a City Council designated historic district; c) unit is part of the existing legal primary residence or an existing legal accessory structure; d) on-street preferential permits are required by the city but not offered to the occupant of the unit; or e) a publicly accessible car share vehicle parking facility is located within one block of the unit.

Table 26: Parking Requirements

Residential Uses	Vehicle Spaces Required	Bicycle Spaces Required
Single-family home	2 spaces within a garage	None
Condominium, small lot single-family home	As required for multi-family housing. Each drive-way with minimum dimensions of 20 ft. by 20 ft. outside of a public right-of-way or private street may be counted as 1 guest parking space	1 space per unit
Accessory Dwelling Unit	1 space	None
Junior Accessory Dwelling Units	None	None
Multi-family, and senior (not assisted living or convalescent home)	Studio: 1 covered space per unit	1 space per unit
	1-bedroom unit: 1.5 spaces per units (1 covered)	
	2+ bedrooms: 2 spaces per unit, plus 0.5 additional spaces for each bedroom over 2. 1 of every 2 required spaces shall be covered	
	Guest Parking: 1 space per 3 units	1 space per 10 units
Senior Assisted Living/ Congregate Care	.5 spaces per unit; plus 1 space/employee of largest shift plus 1 space per regular visiting doctor, or as determined by a parking study.	5% of vehicle spaces
Senior Convalescent Home/ Nursing Home	1 space for each 3 beds	
Mobile Home Park	2 covered spaces (may be in tandem) per unit; plus guest parking as required for multi-family housing	None
Emergency Shelter	1 space for each 250 sq.ft. gross floor area	None

Source: City of Calabasas, Development Code (Chapter 17.28), July 2020.

Subsequent to the 2030 General Plan Update (adopted in 2008), the City prepared an update of the existing Calabasas Development Code in 2010 to provide General Plan consistency, improve readability, and provide refinement of certain code provisions. The Development Code includes a Mixed-Use zone (CMU) to implement the Mixed-Use General Plan land use district, and accommodates residential densities of 20 units/acre. The majority of areas designated for Mixed-Use are characterized as underutilized and suitable for redevelopment, with several Mixed-Use sites included in the Housing Element sites inventory. Sites designated Mixed Use 1.0 require residential uses to constitute a minimum of 50% of the project's floor area.

The 2030 General Plan also established three distinct multi-family designations at 12, 16 and 20 units/acre, in contrast to the one prior 16 unit/acre multi-family designation. As a means of establishing appropriate development standards for 20 unit/acre zoning in Calabasas, the City's urban design consultant produced a site plan for a multi-family residential prototype utilizing the City's RM16 development standards, including height, setbacks, lot coverage, open space and parking. The outcome of this analysis demonstrated that the City's RM16 development standards could yield 20 units/acre. Therefore, with the exception of density (lot area per unit), the City's new RM20 development standards have been modeled after the current RM16 standards.

Recent approvals of projects with an affordable housing component illustrate how the General Plan land use designations facilitate housing development. In order to accommodate the Calabasas Creekside Senior Apartments, the City amended project's General Plan designation from Business-Professional Office to Mixed Use 0.95 and the zoning designation from Commercial Office (CO) to Commercial Mixed Use (CMU). These amendments will allow for conversion of an existing office building to accommodate 42 senior apartments (five deed restricted for very low income households) and 1,600 square feet of commercial use on the 1.92 acre site. Calabasas Creekside is anticipated to be available for occupancy in mid-2022.

For the 80 unit Avanti Townhomes, of which eight units are for very low income households, the City granted height concessions and reduced parking stall dimensions in compliance with the state density bonus law. The site was designated RM20, allowing for up to 90 units on the 4.5 acre site. However, the developer chose to build 80 larger (2,500 sf average), luxury units and did not seek a density bonus.

The City will continue to offer modified standards in support of affordable housing through its density bonus ordinance, described in the following section.

Local Ordinances

State law now requires jurisdictions to analyze in their Housing Elements any locally adopted ordinances that directly impact the cost and supply of residential development. The City of Calabasas has ordinances which set forth inclusionary housing and commercial impact fee obligations, provide for density bonuses, and regulate condominium conversions and short-term rentals, all of which are analyzed in the following section. The City does not have any growth control measures that could potentially limit housing supply.

Inclusionary Housing: The City has established an inclusionary housing program which requires new developments of five or more units to provide between 5 and 20 percent of the total number of units in a project at affordable rent/sales levels. Instead of requiring a fixed percentage of all units to be allocated for affordable housing, the City's program allows for a varying range of affordable units depending on the targeted income level:

- 20% of units for households with incomes up to 110% of AMI
- 15% of units for households with incomes up to 90% of AMI
- 10% units for households with incomes up to 75% of AMI
- 5% of units for households with incomes up to 50% of AMI

The City's ordinance also outlines the location of assisted housing units through the following requirements:

- The number of assisted housing units in any project, except for those designated for the elderly or disabled, should not exceed forty (40) percent of the total number of units in the project;
- Assisted housing should be located within reasonable proximity to public facilities, including public schools, transportation services and park and recreation facilities;
- Assisted units, except those for the elderly, should be distributed throughout the project site;
- When the above requirements are not feasible, affordable units may be developed and operated at an alternative development site. The resulting linked developments shall be considered a single housing development.

To meet the inclusionary requirements, developers have the option of:

- constructing the new affordable units on or off-site
- converting market rate housing to affordable housing through a "buy down" mechanism and restrictive covenants
- rehabilitating structures that currently do not comply with Uniform Building Code and/or Uniform Housing Code standards
- extending the lifetime of an existing restrictive covenant on affordable units that are "at risk" of conversion to market rate housing within 5 years
- pay an in-lieu fee that will be deposited into a designated fund to be used for the preservation and development of affordable housing

Because of the City's flexibility in implementing its inclusionary ordinance, the City's inclusionary provisions have not served as a constraint to development. Rather, the ordinance has been a tool to integrate affordable housing within market rate developments. During the 2014-2020 planning period, the following inclusionary projects have been developed or received entitlements:

- Avanti Calabasas – 80 condominiums, including 8 very low income rental units
- Paxton Calabasas – 78 townhome apartments, including 4 very low income units
- Calabasas Creekside (Raznick) Senior Apartments – 42 apartments, including 5 very low income units

Both Avanti and Calabasas Creekside were granted density bonus incentives to help offset the cost of providing affordable units. With 17 affordable units produced during the planning period, the inclusionary housing program has been an important tool to producing affordable housing in the community.

Commercial Impact Fee: To mitigate the impact of new commercial development on the need for affordable housing, the City has also established an employment-housing linkage program. Under this program, the City requires new commercial developments to provide housing that is affordable to employees within the project site or to pay an in-lieu impact fee.

Impact fees are based on projected employment growth in Calabasas and the associated employee-generated demand for affordable units. Current fee amounts are $2.00 per square foot for retail developments and $3.00 per square foot for office and research/development (R&D) uses. The impact fees collected are placed in the Affordable Housing Fund to be used for affordable housing activities.

During the first six years of the planning period (2014-2019), approximately $147,000 in commercial impact fees were deposited into the Affordable Housing Fund, bringing the total Fund balance to $1.6 million (June 2020). City Council has directed $500,000 in Affordable Housing Fund revenues towards the Home Repair and Accessory Dwelling Unit Loan Program.

Density Bonus: Numerous amendments have been made to State density bonus law over the last several years. The recent changes to density bonus law deal primarily with reduced parking ratios and exemptions (for sites near transit), requirements for replacement housing, adoption of streamlined processing procedures, bonuses for special needs populations, and other changes designed to facilitate the use of density bonus incentives. Calabasas' Zoning Code Section 17.22 sets forth the City's density bonus incentives consistent with Government Code Sections 65915 through 65918. In summary, applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for one of the following:

- 10% of units for lower income households
- 5% of units for very low income households
- A senior citizen housing development or mobile home park that limits residency based on age requirements
- 10% of units in a condominium for moderate income households.
- 10% of units for transitional foster youth, disabled veterans, or homeless persons
- 20% of units for lower income students in a student housing development
- 100% of units for lower income households, except that up to 20 percent may be for moderate income households

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-35 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting.

Pursuant to State requirements and at the request of the developer, the City will also permit a reduced parking ratio for density bonus projects. To the extent the density bonus cannot be accommodated under Calabasas' development standards, the City will modify applicable standards to accommodate the bonus.

Projects which comply with Calabasas' inclusionary housing ordinance (and meet the requirements of Code Sections 17.22.020(A) and 17.22.020(B) are eligible for density bonuses and incentives. Staff provides information on density bonus incentives and inclusionary housing requirements to all project applicants. The Avanti mixed-use project and Calabasas Creekside Senior Apartments were both granted density bonuses during the planning period. In addition, the pending West Village project is also proposing use of density bonus incentives.

Condominium Conversions: As a means of maintaining the supply of rental units and preserving the affordable housing stock, the City requires the approval of a tentative map, and parcel or final map prior to any condominium conversion. The City also mandates a Relocation Assistance Program that will assist displaced tenants in finding equivalent or better housing. Under the Calabasas General Plan, the City will not approve any condominium conversion when the vacancy rate within the City for multifamily housing is less than four percent.

Between 2014 and 2019, there were no applications for condominium conversions. While the City has not received any condominium conversion requests, it may be appropriate to strengthen the City's current Ordinance to preserve the existing rental housing stock and require affordable units in any future projects approved for conversion. Similar to many jurisdictions with inclusionary housing ordinances, Calabasas may want to extend its inclusionary housing requirements to condominium conversions to provide affordable homeownership opportunities.

Short Term Rentals: A short-term vacation rental (also called a vacation rental or STR) is a rental of a residential dwelling unit or accessory building for periods of less than 30 consecutive days. Over the past few years, short-term rentals have become an increasingly popular form of lodging throughout the country.

The City recognizes the potential land use issues that can arise from operating short-term rentals in Calabasas' neighborhoods, such as parking, noise and trash. In addition, housing units that might otherwise provide long term rental housing for tenants are removed from the rental market, further impacting the shortage of available rental housing in the community. Due to these factors, in 2018, the City Council adopted 7.12.175 of the Calabasas Municipal Code, prohibiting short-term rentals except for lawfully approved hotels, motels, and bed and breakfast inns.

2. Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population, including multi-family rental housing, manufactured housing, mobile homes, accessory dwelling units, emergency shelters, transitional housing and single room occupancies. Table 27 summarizes the housing types permitted in Calabasas' zone districts.

Table 27: Housing Types by Residential Zone Category

Housing Types Permitted	Residential/Commercial Zone District									
	RS	RM	RMH	RR	RC	PD	HM	CMU	CT	CL
Single-Family	P	P		P	P	P	P			
Multiple-Family		P				P		C	C	
Manufactured Housing	P	P		P	P		P			
Accessory Dwelling Units	P	P		P	P	P	P			
Senior Residential Projects		P				P		C	C	
Residential Care Homes (≤6)	P	P	P	P	P		P			
Residential Care Homes (7+)		C						C	C	
Transitional and Supportive Housing	P	P								
Emergency Shelters										P
Single Room Occupancy (SRO)[1]								C		

P = Permitted Use **C** = Conditionally Permitted Use

[1]Similar to hotels, SROs are also permitted in the CO and CB zones, subject to a CUP.

Multi-Family Rental Housing

Multi-family dwelling units make up almost one-quarter (23%) of the housing stock in Calabasas. The majority of these units are in two large apartment communities: the 698-unit Malibu Canyon and the 600-unit Avalon Calabasas (formerly Archstone). The new Avanti project has 80 units, Paxton has 78 units and Calabasas Creekside has 42 units. The updated Calabasas Development Code now allows for multi-family housing in the RM (Multi-Family Residential) zone as a permitted use, eliminating the prior Conditional Use Permit (CUP) requirement. The City allows for densities of 2-20 units per acre in the RM zone, with additional densities achievable through density bonuses. In addition, the

following commercial zones conditionally permit multi-family and senior housing: CT (Old Town Commercial) and CMU (Mixed Use Commercial). The Calabasas Creekside Senior Apartment project (formerly the Raznick Mixed Use project) included changing project's General Plan designation from Business-Professional Office to Mixed Use 0.95 and the zoning designation from Commercial Office (CO) to Commercial Mixed Use (CMU).

A major focus of the City's 2010 Development Code was to establish clear, well-defined development standards, allowing for a greater range of uses "by right" without the requirement for a CUP. For example, multi-family development no longer requires a CUP in the RM or PD districts. Elimination of the CUP serves to facilitate development by providing greater certainty to developers. Also, the PD and CMU zones allow more flexibility in integrating residential uses within the community.

Manufactured Housing/ Mobile Homes and Mobilehome Parks

The City's Development Code considers mobile homes for permanent occupancy (defined as manufactured housing by the National Manufactured Housing Construction and Safety Standards Act of 1974) the same as single-family dwellings, and permits mobile homes (Section 17.12.020) in all zoning districts that allow single-family housing. Mobile homes are required to be placed on a foundation system in compliance with Section 18551 of the Health and Safety Code, and are required to be designed and constructed with roof eave and gable overhangs of not less than one foot.

Calabasas' prior Development Code permitted mobile home park subdivisions within the RM zone, subject to a Conditional Use Permit. As part of the 2030 General Plan Update, the City identified preservation of its existing mobile home park as a high priority, and developed a separate RMH mobile home park General Plan land use designation and zoning district to aid in maintaining the park in long-term mobile home park use.

This Housing Element includes a program for continued preservation of the mobile home park, including providing information on the State's Mobilehome Park Rehabilitation and Resident Ownership Program (MPROP). In January 2004, the City initiated a Rental Assistance Program for lower income tenants in the park, providing for a monthly subsidy for income-qualified tenants. In December 2010, the City Council made the Rental Assistance Program permanent and as of March 2020, this program was providing assistance to 42 residing in the mobilehome park.

Accessory Dwelling Units

Accessory dwelling units (also known as second units or "granny" flats) are complete independent housing units that can be either detached or attached from an existing single-family residence. Based on their relatively small size, and because they do not require paying for land or major new infrastructure, accessory dwelling units ("ADUs") are considered affordable by design. ADUs can provide affordable housing options for family members, seniors, students, in-home health care providers, and other small household types. ADUs can also be useful to generate additional rental income for the homeowner, making homeownership more financially feasible.

The State passed legislation in 2017 and 2019 to further assist and support the development of ADUs, including "by right" approval for units less than 850 square feet for a one-bedroom and 1,000 square feet for a two-bedroom unit. These projects must be

approved at the staff level to help streamline the permit process. In January 2020, the City Council adopted an ordinance amending the City's Zoning Code to be compliant with the latest State laws. This included updated standards for ADUs and Junior ADUs. Highlights of the ordinance amendment include:

- ADUs are permitted in all residential zoning districts, with the exception of the RMH (mobile home park) zone.
- Standards added for junior ADUS, with a size limit of 500 square feet.
- Maximum square footage of attached and detached ADUs (Attached units – shall not exceed the lesser of 1,200 sq. ft. or 50% of the living area of the primary unit; detached units – maximum 1,200 square feet).
- Height limits set at 16 feet for one-story units. If the unit is located above the garage; the applicable zoning district's height standards apply.
- One off-street parking space for the ADU is required in accordance with State law (exceptions are detailed in the ordinance).

Calabasas recognizes that ADUs can be a housing opportunity for lower and moderate income households, including seniors and caregivers. The following describes recent activity related to ADUs in the City:

- Between the years 2014-2020, a total of 22 building permits were issued by the City for ADUs. In the first year since adoption of the City's updated ordinance (Jan-Dec 2020), the City has seen a dramatic increase in ADUs, with seven units approved and another six units in process. These numbers well exceed the goal of 12 units set out in the previous Housing Element.
- In 2019, the City Council adopted a resolution expanding the City's Home Repair Program to include loans for the development of ADUs. Funds in the amount of $500,000 from the Affordable Housing Fund were designated for the program. The first $50,000 loan was issued in 2020 to assist a senior homeowner convert a garage into an ADU.
- The updated Housing Element incudes a program for the City to incentivize and promote ADUs, including the creation of architectural prototypes and continued use of the Home Repair Program to provide funding income qualified households to add an ADU.

The City's website provides information about the ADU review process as well as the development standards.

Housing for Persons with Disabilities

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. Furthermore, pursuant to SB 520, State housing element statutes now require jurisdictions to evaluate constraints upon the development, maintenance, and improvement of housing for persons with disabilities, and demonstrate local efforts to remove such governmental constraints. Housing for persons with

disabilities encompasses a wide range of housing types, including: physically accessible housing for persons with mobility impairments; residential care facilities for persons with disabilities or the elderly; group homes; housing for persons with Alzheimer's and HIV/AIDS; housing with support services; and transitional housing that serves homeless with disabilities.

The City's provisions for housing for persons with disabilities includes:

- The Development Code permits residential care facilities[8] (for six or fewer residents) in the RS, RM, RMH, RR, RC, OS and HM zoning districts.
- Residential care facilities for seven or more residents are conditionally permitted in the RM, CMU and CT districts. The CUP establishes conditions to ensure compatibility of the use within the neighborhood context, and does not regulate the user or establish undue conditions that serve as a constraint.
- Assisted living and congregate care facilities are permitted with a CUP in the RM zone, as well as in most commercial zoning districts.
- Extended care and convalescent care facilities providing nursing and health-related care (such as skilled nursing facilities, extended care facilities, convalescent and rest homes, board and care homes) are conditionally permitted in all commercial zones, with the exception of the Old Town Commercial (CT) zone.
- The City does not impose any spacing requirements between residential care facilities or other special needs housing. The City has not adopted any occupancy standards that apply to unrelated adults or families.
- The Community Development Director maintains the authority, without a public hearing, to grant setback and other minor modifications to the Zoning Code to provide reasonable accommodation to persons with disabilities. For example, handicapped ramps or guardrails (up to 30" in height) are permitted to intrude into the standard setbacks required under zoning to allow first floor access for physically disabled residents.
- The City provides housing rehabilitation funds to income-qualified households for accessibility improvements.

The City adopted Development Code Chapter 17.38, Reasonable Accommodation consistent with federal and state laws regarding providing reasonable accommodations. The Ordinance creates a procedure for an individual with a disability to request a reasonable accommodation from land use or zoning regulations, policies, and practices to provide that individual with an equal opportunity to use and enjoy a dwelling. A decision on whether to grant a reasonable accommodation is made by the Director of Community Development. If the request for an accommodation is related to another discretionary permit, then the request is processed with the project as a whole. However, no special permit is required for the granting of a reasonable accommodation and no fee is required to apply. Calabasas has conducted a review of zoning, permit processing and building

[8] Residential care homes are defined as facilities providing residential social and personal care for children, the elderly, and persons with some limits on their ability for self-care, but where medical care is not a major element. Includes children's homes, halfway houses, rehabilitation centers, group homes and hospices.

code requirements, and has not identified any barriers to the provision of accessible housing.

The North Los Angeles County Regional Center (NLACRC) serves over 28,000 individuals with developmental disabilities and their families in the San Fernando, Santa Clarita and Antelope Valleys. Within zip code 91302, which encompasses greater Calabasas, the Regional Center currently provides services to 159 residents with developmental disabilities. Of these residents, approximately 97.5 percent (155 persons) live with a parent, family member or guardian with the remaining 2.5 percent live in a foster/group home or an independent/supportive living program.[9] These percentages highlight the need for people with developmentally disabled family members to have a variety of housing options to provide ongoing care and support.

Transitional and Supportive Housing

SB 2, effective January 2008, amended Housing Element law regarding planning and approval for transitional and supportive housing. Specifically, SB 2 requires transitional and supportive housing to be treated as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. For example, if the transitional housing is a multi-family use proposed in a multi-family zone, then zoning should treat the transitional housing the same as other multifamily uses in the proposed zone.

Transitional housing is defined as temporary housing (generally six months to two years) for a homeless individual or family who is transitioning to permanent housing. This housing can take several forms, including group housing or multi-family units, and typically includes a supportive services component to allow individuals to gain necessary life skills in support of independent living.

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents' transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. Supportive housing can come in many different configurations, ranging from a small, service-intensive group home, to a multi-family development where tenants with disabilities live alongside other ambulatory tenants.

There are currently no supportive or transitional housing facilities within Calabasas. The City's Development Code has definitions of supportive and transitional housing and identifies these housing types as permitted uses within the R-SF and R-MF zone districts. As stated above, SB 2 requires transitional and supportive housing to be treated as a residential use of the same type in the same zone. These housing types can take the form of single or multi-family uses, or group housing. The City has included a program in the Housing Element to amend the Development Code to explicitly allow transitional and supportive housing in all zones where residential is permitted, including mixed use zones, subject to the same restrictions as similar residential uses in the same zone.

AB 2162 (effective January 2019), added additional provisions that jurisdictions must address in their regulation of supportive housing. These include:

[9] California Department of Developmental Services, Consumer County by California ZIP Code and Residence Type. Regional Center and Early Start Consumers, June 2020.

- Allowance of supportive housing as a use by-right in all zones where multi-family and mixed-use is permitted, including non-residential zones permitting multi-family uses, if the proposed development meets specified criteria[10]
- Approval of an application for supportive housing that meets these criteria within specified periods
- Elimination of parking requirements for supportive housing located within ½ mile of public transit

The Housing Element program described above to amend the Development Code allow transitional and supportive housing in all zones where residential is permitted will also address these new requirements.

Emergency Shelters

SB 2 also requires the Housing Element to address new planning and approval requirements for emergency shelters. Jurisdictions with an unmet need for emergency shelters for the homeless are required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay."

As discussed previously in the homeless section of the Needs Assessment, due to the relative inaccessibility and distance from urban centers, Calabasas does not attract many homeless individuals or families. The 2020 Greater Los Angeles Homeless Count, conducted by the Los Angeles Homeless Service Authority (LAHSA) included a count of homeless on the street, in shelters (emergency, transitional and safe haven), hidden homeless and youth. This count was done across the County on a single night in January 2020. Within Calabasas, the 2020 count identified two homeless (both unsheltered on the night of the PIT Count).[11]

Pursuant to SB 2, Calabasas conducted a review of its zoning districts and determined the Business Limited Intensity land use district (Commercial Limited CL zoning) most conducive for location of an emergency homeless shelter. The City's Land Use Element designates West Calabasas Road as Business Limited Intensity, and the current land use survey identifies approximately 24 vacant acres. While much of this acreage is hilly, staff has identified flat, buildable pads on several parcels, totaling approximately 11 acres. Parcels along Calabasas Road are accessible to transit, both from the City's free Shuttle Bus with routes throughout the City, and from the MTA bus line that connects Calabasas

[10] Criteria include: 55 year affordability restriction; occupancy by lower income households receiving public funding to ensure affordability; min. 25% of units, or 12 units, whichever is greater, restricted to residents who meet criteria of target population; a written plan for providing supportive services.

[11] The Los Angeles Homeless Services Authority, 2020 Greater Los Angeles Homeless County, 2020.

with the rest of the San Fernando Valley and Thousand Oaks to the west. Services within a one-mile radius include a Ralph's grocery store, a gas station, the Civic Center and library, and access to the Ventura Freeway.

The 2010 Development Code modified the Zoning Ordinance to permit shelters in the CL zone subject to the same development and management standards as other permitted uses in the zone. The City's CL development standards are appropriate to facilitate emergency shelters, and can be summarized as follows:

- Minimum lot size: 5,000 sq ft
- Minimum lot width: 50 ft
- Floor Area Ratio: 0.2
- Site coverage: maximum 72% of net site area
- Building height: 35 ft
- Front and rear yard setback: 20 ft
- Side yard setback: none, or 20 ft if adjacent residential zone
- Rear Yard Setback: none; 20' if adjacent to residential zone

In addition to application of CL development standards, as permitted under SB 2, the City has adopted the following standards to regulate emergency shelters to enhance compatibility:

- Maximum number of occupants is 20;
- A minimum distance of 1,000 feet shall be maintained between shelters
- Maximum stay at the facility shall not exceed 180 consecutive days
- One off-street parking space shall be provided for every 250 square feet[12]
- An interior waiting area shall be provided which contains a minimum of 200 square feet
- Exterior lighting shall be provided for the entire outdoor area;
- Security personnel shall be provided during the hours the shelter is in operation

Single Room Occupancy (SRO)

Single Room Occupancy (SRO) residences are small, one room units (generally 80-250 sq. ft.) occupied by a single individual, and may either have shared or private kitchen and bathroom facilities. SROs are rented on a monthly basis, typically without rental deposit, and can provide an entry point into the housing market for extremely low income individuals, formerly homeless and disabled persons. Calabasas classifies SRO uses the same as hotels and motels. SROs typically have individual bathrooms and thus similar to hotels, are permitted in the CR, CMU, CB and CO zone districts, subject to a conditional use permit.

[12] Pursuant to AB 139 (effective January 2020), the City has included a program in the Housing Element to amend the current parking standards for shelters from a ratio based on the size of the structure to a ratio based on to the number of shelter staff, and not in excess of parking required for other residential or commercial uses in the same zone.

3. Development Fees

The City collects various fees from development to cover the costs of processing permits, including fees for planning approvals, subdivision map act approvals, environmental review, plan check services, and building permits, among others. Table 28 provides a listing of residential development permit fees in Calabasas.

Table 28: Development Fees for Residential Projects

Fee Type	Fee Amount
Planning and Zoning Fees	
Pre-Application Review	$1,071
Administrative Plan Review	$964 – single unit; $1,927 – all other
Development Plan Review	$9,021
Site Plan Review*	$2,017 – single unit; $4,023 – all other
Conditional Use Permit	$1,939 – single unit; $3,877 – all other
Variance*	$1,277 – single unit; $2,555 – all other
Development Agreement	$6,847
General Plan Amendment	$6,298
Zone Change	$4,326
Specific Plan	$13,335
Oak Tree Permit	$1,613 – single unit; $3,227 – all other
Tentative Tract Map	$6,824
Tentative Parcel Map	$5,547
Scenic Corridor Permit	$426 – single unit; $607 all other
Community Development Forum Fee	$535
Impact Fees	
Park and Recreation Fee	Amount of parkland dedication = # project units x pop density/unit x .003 In-lieu fee based on fair market land value of park acreage dedication requirement.
Traffic Impact Fee	$1,230/unit
Bridge & Thoroughfare Fee (Westside of City)	$1,717 per townhome unit $1,971 per multi-family unit $3,179 per single-family unit
Inclusionary Housing In-Lieu Fee	$19,000 per apartment unit $48,100 per townhome/condo unit $66,900 per single-family unit
School District Fees	$3.20/sq.ft.
Environmental Fees	
Exempt Projects	$448
Negative Declaration	$1,333
Mitigated Negative Declaration	$7,866
Environmental Impact Report	$10,030
Environmental Consultant	Cost + 15%

Source: City of Calabasas, Planning Department Fee Schedule, Effective July 1,2020; Las Virgenes Unified School District.

As a means of assessing the cost that City fees contribute to the cost of development in Calabasas, the City has calculated the total Planning, Building, Pubic Works, and Impact Fees associated with development of a hypothetical 60-unit apartment project.[13] As indicated in Table 29, City development fees run approximately $13,750 per unit, exclusive of School District, Water District and County Public Works fees, and assuming on-site provision of required inclusionary housing units. Fees for condominium projects and single-family subdivisions would be somewhat higher as they would also be subject to parkland dedication requirements under the Quimby Act.

Table 29: City Development Fees for 60 Unit Apartment Project

Fee Type	Total Project Fees	Fees per Unit
Planning/Building Fees		
Community Development Forums	$535.00	$8.92
Pre-Application	$1,071.00	$17.85
Site Plan Review	$4,023.00	$67.05
Oak Tree Permit	$3,227.00	$53.78
Scenic Corridor Permit	$852.00	$14.20
Environmental (CEQA)	$100,000.00*	$1,666.67
Public Hearing Notification	$300.00	$5.00
Doc. Scanning & Archiving	$316.00	$5.27
CEQA - Environmental Impact Report	$10,030.00	$167.17
Building Permit (including inspection)	$250,558.00	$4,175.97
Electrical Permit	$18,860.00	$314.33
Mechanical Permit	$12,737.00	$212.28
Plumbing Permit	$25,427.00	$420.78
Sub-Total	**$427,756.00**	**$7,129.27**
Public Works Fees		
Traffic Mitigation Fee	$73,800.00	$1,230.00
Bridge & Thoroughfare Fee	$118,260.00	$1,971.00
Traffic and Parking Reviews	$2,251.00	$37.52
Engineering Review	$200,000.00	$3,333.33
Grading Permit	$2,889.00	$48.15
Storm Water Pollution Prevention Plan	$561.00	$9.35
Sub-Total	**$397,761**	**$6,629.35**
Total City Development Fees	**$825,517.00**	**$13,758.62**

Source: City of Calabasas Community Development Department, 2020.

Based on a $250/sf average development cost for a 1,200 sf low rise apartment (Metropolitan Policy Program at Brookings www.brookings.edu 5/5/20), Calabasas development fees constitute less than five percent of unit development costs. In summary, Calabasas' planning and development fees do not serve as a constraint to the production

[13] Table 29 presents those fees charged by the City of Calabasas, and do not include those charged by the School District, sewer and water connection fees charged by the Water District, or drainage fees charged by Los Angeles County Public Works.

housing**.** Furthermore, as an incentive for the provision of on-site affordable housing units, the City has updated its inclusionary in-lieu fees to reflect full cost recovery, and offers fee reductions as an incentive through the density bonus ordinance. And pursuant to AB 641, the City allows developers of affordable housing projects with a minimum of 49 percent very low and low income units to defer payment of development fees until issuance of a certificate of occupancy.

4. Processing and Permit Procedures

Calabasas' development process and permitting procedures are not a constraint to development. Before development can occur, it is necessary to obtain certain permits and approvals. These procedures, although necessary to ensure that the development is safe and in compliance with local regulations and building code requirements, can sometimes lead to delays in projects and subsequently increase costs. Moreover, excessive processing time may act as a constraint on the production of affordable housing, because it increases carrying costs to the developer for land, financing, and so forth.

Recognizing the complexity of the development process, the City offers easy-to-read brochures to help developers and homeowners better understand planning and development procedures. The City is also committed to an efficient review process. In particular, the City offers expedited CEQA (California Environmental Quality Act) review for residential developments with units affordable to lower and moderate-income households.

The following describes the different levels of decision-making bodies in Calabasas, and the responsibilities of each:

- The **Development Review Committee (DRC)** consists of a representative from relevant City Departments (Community Development, Public Works, etc.) and other agencies involved with the physical development of the City. The DRC was created to review development/improvement proposals, provide applicants with design comments, and make recommendations to the Community Development Director and/or Planning Commission, as provided by the Development Code. The DRC serves as a recommending body on conditional use permits, variances, tentative maps, and planned developments.
- The City's **Architectural Review Panel (ARP)** reviews projects for their aesthetic quality. The ARP makes advisory recommendations to the Planning Commission and the City Council in matters pertaining to site plan reviews, and evaluating the architectural designs of buildings, landscape plans and other site features. The ARP is made up of three members and two alternate members appointed by the Planning Commission, with at least one member required to be a licensed architect. The ARP reviews commercial and residential projects within scenic corridors, the Old Topanga/Highlands Overlay Areas, proposed subdivisions, hillside developments, and other projects as requested by the Community Development Director or Planning Commission.
- The **Community Development Director** has decision-making authority on administrative plan reviews, minor use permits, sign permits, minor scenic corridor permits, temporary use permits and zoning clearances. For subdivisions, the Director has authority over lot line adjustments, lot mergers,

conditional certificates, and certificates of compliance, and provides recommendations on tentative maps.

- For projects that require a conditional use permit, site plan review, scenic corridor permit, tentative map or variance, the **Planning Commission** serves as the decision-making body. Property owners within 500 feet of the proposed project are notified. A public hearing is scheduled at least 10 days and not more than 60 days after acceptance of the fully completed application.

The typical review process for a multi-family development application in Calabasas can be described as follows. As a means of saving time and costs, applicants are encouraged to request a **pre-application conference** with staff prior to completion of project design. The purpose of this conference is to inform the applicant of relevant Development Code requirements, explore possible modifications to the project, and to identify any technical studies that may be necessary for the environmental review process. The pre-application conference is conducted with the Development Review Committee, providing the applicant with early input from all relevant departments and external entities. The cost for the pre-application conference is currently $988, and is credited towards future application costs.

Prior to submittal of a formal development application, the applicant is required to hold a Community Development Forum, to inform the public of their intent to develop a site with a new multi-family or mixed-use project. Upon submittal of the **formal development application**, City staff conducts a completeness review, and informs the applicant in writing within 30 days of any missing information. Corrections and/or additions are made to the project application and supporting documents, and resubmitted to staff. Review includes distribution of the project to members of the Development Review Committee. If the DRC doesn't have any questions, staff maintains responsibility for review. To the extent members of the DRC do have questions or concerns with the application, a DRC meeting is scheduled with the applicant within 30 days. Once the application is revised and resubmitted to address identified issues, it is forwarded on to the Architectural Review Panel for review of project aesthetics.

Upon completion of project review by the Development Review Committee, and as necessary, the Architectural Review Panel, the City holds a second Community Development Forum in order to provide the public with information regarding a project that will soon be scheduled for a public hearing. After the second Community Development Forum is completed and story poles are installed, the application will be deemed complete. A staff report is prepared summarizing the conclusions of the Department and each reviewing body. The staff report includes recommendations on the approval, approval with conditions, or disapproval of the application, and is provided to the applicant. In total, the average processing time for multi-family development in Calabasas ranges from six to twelve months. For example, the 80 unit Avanti mixed use project received project approval within 12 months of submittal of a complete application.

Average processing times in Calabasas to obtain a permit to construct a new single-family residence on a legal lot is six months. Most remaining single-family parcels are either within scenic corridors or are hillside parcels, and would therefore fall within the parameters of the Architectural Review Panel and would require, at a minimum, a public hearing with the Planning Commission, thereby adding to the processing times.

In accordance with section 65913.4 of the California Government Code, also known as SB 35, a permit applicant may submit an application for a development that is subject to the streamlined, ministerial approval process and is not subject to a conditional use permit, if they meet the objective planning standards as outlined in the Government Code. Since the adoption of this section of the Government Code, the City has not yet received an application under these provisions. The City is prepared to act in accordance with the provisions of California Government Code Section 65913.4 and to provide streamlined, ministerial approval when it applies.

New Technologies

The City's Community Development Department adopted a new permit tracking system, SmartGov, in May 2019. SmartGov is a centralized, web-based land management system that links the City's Building and Safety, Planning, Code Enforcement, and Public Works Departments into one unified system that can efficiently manage the various tasks of the different departments. Activities such as permit issuance, inspections, and citizen inquiries are accessible to City staff through SmartGov. The system also allows residents to request inspections, find the status of their project, and achieve other simple tasks on-line. SmartGov is expected to dramatically increase the efficiency of the development review and permitting process and lessen internal administrative costs.

In the Fall of 2019, the City applied and was awarded an SB 2 planning grant from the State. The application for these funds included up to $100,000 to provide enhanced technology to expedite the building permit process. This effort will involve upgrading the City's new permit database to include public access to allow online permit submittals, e-plan check and mobile building inspections.

5. Site Improvements

Before permits requiring discretionary action can be granted, it must first be determined that public facilities are adequate to accommodate any increased demand created by the proposed project. Residential developers are required to provide and/or fund infrastructure necessary for utility connections to the project, including water, electric and sewer, as well as funding their portion of any off-site system expansions or upgrades that are necessary to serve the project. The cost of off-site improvements varies depending on the nature of development (i.e., hillside or flatland development).

Developers of projects that will include streets are required to install the streets, curbs, gutters, sidewalks, utility systems and landscaping; these facilities are typically dedicated to the City. Subdivisions are designed to provide rights-of-way for pedestrian paths, bikeways and multiple use trails as identified in the General Plan Circulation Element. Calabasas' residential street standards are based upon the County of Los Angeles Subdivision Ordinance, and include the following street right-of-way widths:

Cul-de-sacs (up to 700 ft.)	58 ft.
Cul-de-sacs (> 700 ft)	60 ft.
Local streets (up to 1,400 ft)	58 ft
Local streets (> 1,400 ft)	60 ft.
Collector streets	64 ft.

Since Calabasas is a built-out community, most residential projects are small infill developments and not of a size that warrant a circulation system other than private driveways. Most future development will necessitate few site improvement requirements, and thus not add significant costs to development.

6. Building Code

State law requires that all jurisdictions in California enforce the building codes as mandated by the California Building Standards Commission. The State building codes establish construction standards necessary to protect public health, safety and welfare, and the local enforcement of these codes does not unnecessarily constrain the development of housing. The City has adopted by ordinance the following model codes, along with all required updates:

- California Residential Code (2019)
- California Building Code (2019)
- California Mechanical Code (2019)
- California Plumbing Code (2019)
- California Electrical Code (2019)
- County of Los Angeles Fire Code (2019)
- California Energy Code (2019)
- California Green Building Standards Code (2019)

The City of Calabasas, like most cities in California has adopted the Uniform Building Code (UBC). This code includes minimum standards for building materials, plumbing, electrical, fire, energy and other minimum standards. It is also intended to protect the public and provide a healthy and safe dwelling unit. These minimum standards cannot be revised to be less stringent without sacrificing basic safety considerations.

In terms of the local enforcement of the Building code, while staff monitors housing conditions, code enforcement in Calabasas is primarily complaint based. And as described under Housing Element Programs, the City will continue to offer a Home Repair Program to assist low and moderate income property owners of dilapidated units cited for code violations to make needed repairs to make the units safe and habitable.

B. MARKET CONSTRAINTS

Potential market constraints included within the provisions of the Housing Element requirements include issues of land costs, construction costs, availability of financing, and length of time for building permit issuance. Analysis of these issues can shed light on the private market forces, which affect housing availability and affordability.

1. Price of Land

A key component of the total cost of housing is the price of raw land. The diminished supply of land available for residential construction combined with a fairly high demand for such development has served to keep the cost of land relatively high in cities across Southern California. As an example, a 4.5 acre mixed use site cost $15 million, equating to $76/sf, whereas a 21 acre multi-family site with 5 flat, buildable acres cost $4.5 million, equating to $20/sf of buildable acreage. While Calabasas cannot control costs driven by market conditions, it can continue to offer increased densities and reduced parking requirements to effectively reduce the per unit cost of land.

Site improvements also contribute to the cost of land. Most remaining vacant single-family parcels in Calabasas have severe topographic constraints and necessitate significant grading to accommodate development. Infill parcels identified by the 2030 General Plan Update for multi-family and mixed-use development for the most part don't face the same topographic constraints, and are thus less costly to develop than the hillside areas.

2. Cost of Construction

In addition to land and site development costs, a major cost associated with the development of housing is the cost of building materials, which have increased faster than the rise in inflation in recent years. Over the past three years (2017-2020), the cost of raw materials (lumber, concrete, steel, etc.) have increased by 20 percent, compared to a 7.5 percent rise in inflation. This particularly impacts the cost of high-density, Type V construction which requires costly non-combustible steel-frame construction materials. Labor costs have also risen dramatically, and are compounded by a shortage of qualified construction workers.

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) can result in lower development costs. As part of the City's density bonus program, the City may allow affordable units to be slightly smaller in size (maintaining the same number of bedrooms) and have different interior finishes than market rate units, provided all project units are comparable in construction quality and exterior design. Another factor that can reduce construction costs is the economies of scale realized with a greater number of units built at one time; this is of particular benefit when density bonuses are used for the provision of affordable housing.

3. Availability of Mortgage and Rehabilitation Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

Table 30 summarizes HMDA data for both Calabasas and Los Angeles County, providing information on the approval status of all home purchase, refinance and home improvement loan applications during 2019.

- Of the total 457 completed applications for home purchase loans in Calabasas, 86 percent were approved and 14 percent were denied, comparable to the approval rate County-wide. Review of mortgage loan denial rates by Calabasas' census tracts does not identify any tract with denial rates ten points or above the 14 percent citywide average.
- The volume of applications for refinance loans in Calabasas was more than double that of home purchase loans, with 80 percent of the total 1,094 applications receiving approval and 20 percent denied. This approval rate is higher than the regional average.
- The number of applications for home improvement loans in Calabasas was 132, with 55 percent of applicants receiving approval and 45 percent being denied, a higher denial rate than County-wide. Home improvement loans typically have higher denial rates because homeowners may already have high debt-to-income ratios on their home mortgage or refinance loans.

Table 30: Status of Home Purchase and Home Improvement Loans 2019

Loan Type	Completed Loan Applications	Loans Approved		Loans Denied	
		Calabasas	L.A. County	Calabasas	L.A. County
Conventional Home Purchase Loans					
# Applications	457	395		62	
% Approval/Denial		86%	87%	14%	13%
Refinancing					
# Applications	1,094	871		223	
% Approval/Denial		80%	73%	20%	27%
Home Improvement Loans					
# Applications	132	73		59	
% Approval/Denial		55%	69%	45%	31%

Source: Home Mortgage Disclosure Act Data, 2019. Compiled by Karen Warner Associates.
Note: Approved loans include: loans originated and applications approved but not accepted. Denial rate based on applications that went through complete underwriting process, and exclude applications withdrawn or files closed for incompleteness.

4. Requests to Develop at Densities Below Those Permitted

New State Housing Element law now requires the non-governmental constraints analysis to evaluate developer requests to build at densities below the density identified in the Housing Element sites inventory. Calabasas' recent experience has been that townhome projects tend to build at below maximum densities, while apartment and mixed-use projects develop at the upper end of the density range. The following presents the developed densities in recent multi-family projects in the City, all of which were zoned to permit densities up to 20 units/acre:

- Avanti Townhomes – 17.8 units/acre
- Calabasas Creekside Senior Apartments – 22 units/acre
- Paxton Apartments – 3.7 du/acre gross (15.6 units/acre net)

The Avanti townhome project provided large, 2,500 sf units, resulting in densities approximately 10% below the maximum. In contrast, Calabasas Creekside will provide smaller senior citizen apartments and was granted a density bonus to exceed the maximum 20 unit/acre density. The majority of the 21 acre site the Paxton project was built on is sloped and not developable, resulting in a 3.7 unit/acre overall density, though calculating density based on the site's five buildable acres results in a net density of 15.6 units per acre.

In order to incentivize development which better implements densities planned in the Housing Element sites inventory, the City is evaluating establishment of an affordable housing overlay zone. Parcels designated with an affordable housing overlay would receive significant density increases above the base density, along with a variety of development incentives, in exchange for development of a greater percentage of affordable units than required by the City's inclusionary ordinance or State density bonus law. The City is also considering establishing a new minimum 20 du/acre land use designation with associated development standards to support achievement of these densities.

5. Length of Time between Application Approval and Building Permit Issuance

New Housing Element law now also requires an examination of the length of time between receiving approval for a housing development and submittal of an application for building permits. The time between application approval and building permit issuance is influenced by a number of factors, none of which are directly impacted by the City. Factors that may impact the timing of building permit issuance include: required technical or engineering studies; completion of construction drawings and detailed site and landscape design; securing construction and permanent financing; and retention of a building contractor and subcontractors.

The majority of residential permits in Calabasas are for single-family homes, with building permit issuance generally taking six to twelve months after Planning approvals. Hillside properties may take a few months longer due to the need for technical and engineering

studies. The 80 unit Avanti mixed use project provides an example of the time frame for a recent multi-family project. This project received entitlements in July 2013 and grading permits were issued in April 2014. The project consisted of phased construction of eight buildings, with the first occupancy issued in April 2016.

In Calabasas, most approved projects are constructed in a reasonable time period. As of October 31, 2020 only four units approved over one year ago had not yet pulled building permits.

On March 4, 2020, Governor Newsom proclaimed a state of emergency due to COVID-19. The Legislature observed that the pandemic slowed the processing of approvals, permits, and entitlements for housing development projects, resulting in the premature expiration of some entitlements. AB 1561, effective January 1, 2020 finds, "A uniform statewide entitlement extension measure is necessary to avoid the significant statewide cost and allocation of local government staff resources associated with addressing individual permit extensions on a case-by-case basis." Under this legislation, any housing entitlement that would expire between March 4, 2020 and December 31, 2021 is to be extended by 18 months. Additionally, Calabasas issued its own Executive Order to extend planning entitlements for an additional 180 days after the expiration of a state of emergency due to COVID-19.

C. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

1. Environmental Constraints

Hillside and Ridgeline Areas

Many areas in Calabasas consist of slopes where the topography acts as a limitation to various types of development. Moderately sloped areas present minor limitations due to the need for excavation and grading. Steeper slopes present severe limitations, requiring extensive excavation and possibly blasting during construction. In addition, development potential in some steeply sloped areas is limited due to lack of access and utilities.

The City has established Hillside and Ridgeline development standards to protect the public health and safety with regard to fire hazards and slope stability and to ensure that buildings are located in the most accessible, least visually prominent, and most geologically stable portions of the hillside or ridgeline. These standards apply to proposed developments on sites with a natural slope greater than ten percent or that include a designated ridgeline, which are located along the western, central, and southern portions of the City. The City requires buildings to be sited where they will be screened by existing vegetation, rock outcroppings, or depressions in topography. In wooded areas, dispersed buildings are preferred because they save trees and minimize visual impacts. The City also requires structures placed on or near ridgelines to be situated so that they do not appear silhouetted against the sky when viewed from any roadways designated as a scenic corridor. Ridgeline buildings are to be located in a way that maintains the natural appearance of the ridge. Hillside and ridgeline developments are required to provide two off-street parking spaces for guests in addition to the parking normally required for a residence.

Consistent with Calabasas' commitment to foster environmentally responsible development, the City's 2030 General Plan Safety Element includes the following policy:

> *Policy VII-4 Discourage development within potential landslide areas with severe soil limitations as the City's preferred management strategy, and a higher priority than attempting to implement engineering solutions.*

Significant Ecological Areas

Other constraints to development include Los Angeles County Significant Ecological Areas (SEAs) in the City and surrounding areas. SEAs contain unique or unusual plant and/or species assemblages, or areas or habitat that are rapidly declining in the Los Angeles area. While development within the City is not subject to the County's restrictions or limitations on developments within SEAs, these Los Angeles County SEAs may not be feasibly developed or may require extensive mitigation to ensure that plant and animal species are preserved. Currently, there is one Los Angeles County SEA in and around Calabasas, the Santa Monica Mountains SEA, which are located along the southern and western portions of the City.[14]

[14] Los Angeles Department of Regional Planning. 2019. Figure 9.3 Significant Ecological Areas and Coastal Resources Areas Policy Map. https://planning.lacounty.gov/site/sea/maps/

Earthquakes and Seismic Hazards

The City's geology and close proximity to the Malibu Coast Fault, San Fernando Fault, and Simi-Santa Rosa Fault, as well as other active regional faults, such as the San Andreas Fault, may pose some concerns for development.[15] These faults could produce strong earthquakes which would generate substantial ground shaking, and potentially trigger liquefaction, landslides, mud, and debris flow during a period of heavy rain. Although it is not possible to prevent earthquakes, their destructive effects can be minimized though comprehensive hazard-mitigation programs and efforts. As identified in the 2030 General Plan Safety Element, the City requires building design to be commensurate with the expected level of ground shaking in a major earthquake, based on site-specific soils and geologic conditions, as well as on the level of risk associated with the potential damage to the building. For all buildings, once environmental protection policies are met, construction techniques are regulated according to the latest edition of the California Building Code (CBC) with City of Calabasas amendments or increased requirements as necessary to reduce geologic and seismic risks to acceptable levels.

Soils with a high clay content found in the natural portions of the City, such as in the Santa Monica Mountains, may present limitations to urban development due to their shrink-swell potential. Areas with expansive soils can cause problems such as damage to building foundations if not properly mitigated prior to construction. However, the City requires geologic studies prior to development to evaluate the potential for geologic and soil hazards, and requires these conditions to be corrected during construction. Typical measures to treat expansive soils involve removal, proper fill selection, and compaction. The 2030 General Plan EIR concludes that expansion should not be a significant constraint to development of individual sites provided that adequate soil and foundation studies are performed prior to construction.

As identified in the 2030 General Plan Safety Element, potential liquefaction hazard zones are located in portions of Calabasas. In particular, areas in the western portion of the City in the vicinity of Las Virgenes Creek may be subject to seismically induced liquefaction. Prior to approval of development projects in liquefaction or landslide hazard zones, site-specific engineering studies are required to analyze the feasibility or most appropriate design and construction techniques to mitigate potential problems. The 2030 General Plan EIR concludes that liquefaction impacts are less than significant with implementation of the Calabasas Building Code and policies contained in the Safety Element.

Floodplains

The City generally falls into an area of minimum flooding, as defined by the Federal Emergency Management Agency. However, areas found along canyon bottoms along the alignments of the primary drainage courses of Las Virgenes Creek in the western portion of the City and Arroyo Calabasas in the south-eastern portion of the City are designated within 100-year flood potential zones. These canyon areas would have limitations on development. However, to protect existing development in these areas, the City participates in the Federal Flood Insurance Program.

[15] California Department of Conservation. n.d. Fault Activity Map of California. https://maps.conservation.ca.gov/cgs/fam/

The City requires a development permit for any structure being built within a designated special flood hazard area, and the Municipal Code calls for all new buildings in the flood hazard area to be constructed with materials resistant to flood damage. New construction is required to be adequately anchored in order to prevent flotation, collapse or lateral movement of the structure. Equipment and other service facilities must also be designed to prevent water from entering or accumulating within its components during a flood.

Wildfire Hazards

Large areas of southern California are particularly susceptible to wildfire due to the regions' weather, topography, and native vegetation. The California Department of Forestry and Fire Protection (CalFire) ranks fire hazard of wildland areas of the state using four main criteria: fuels, weather, assets at risk, and level of service. According to CalFire, the entire City of Calabasas is in a Very High Fire Hazard Severity Zone and the historical record indicates that wildfire risk in and around the City is high.[16] Most notably, the Woolsey Fire, which began on November 8, 2018 and was contained on January 1, 2019, burned 96,949 acres in Ventura and Los Angeles counties. The fire destroyed 1,643 structures, damaged an additional 341 structures, and caused three fatalities total.[17] In Calabasas, at least nine single-family homes were destroyed, two commercial buildings were badly damaged, and dozens of commercial and residential buildings were damaged. In addition to wildfire, the City could also experience structural fires, which occur in buildings, and industrial fires, which generally result from the ignition of flammable materials.

As identified in the 2030 General Plan EIR, a number of fire safety requirements and regulations apply to new development in the City. These include, but are not limited to, driveway width requirements, sprinklers, alarms, and maintaining adequate pressure and supply for hydrants. The 2030 General Plan Safety Element includes the following policies to specifically address wildfire hazards and development in the City:

> *Policy VII-12 Emphasize prevention of physical and economic loss associated with wildland fire through early identification of potentially hazardous conditions prior to project approval.*
>
> *Policy VII-14 Discourage development and encourage sensitive siting of structures within hazardous fire areas as higher priorities than attempting to implement fuel modification techniques that would adversely affect significant biological resources.*
>
> *Policy VII-15 Require design and siting of new development within areas subject to wildfires in a manner that minimizes the threat of loss from wildland fire.*
>
> *Policy VII-16 Ensure that new development is designed so as to facilitate access by firefighting equipment and to maintain adequate evacuation routes.*
>
> *Policy VII-17 Do not permit development within areas that do not have adequate water pressure or fire flows until sufficient pressure and fire flows can be reliably provided.*

[16] The California Department of Forestry and Fire Protection (CalFire). 2008. Calabasas Very High Fire Hazard Severity Zones in LRA. https://osfm.fire.ca.gov/media/5809/calabasas.pdf
[17] The California Department of Forestry and Fire Protection (CalFire). 2019. Woolsey Fire. https://www.fire.ca.gov/incidents/2018/11/8/woolsey-fire/

2. Infrastructure Constraints

Another consideration for new development is the cost of providing adequate infrastructure, major and local streets, curbs, gutters, sidewalks, water and sewer lines, and street lighting, which must be built or installed in new development. In most cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is borne by developers, adding to the cost of new housing units, and eventually passed on to the homebuyer or property owner. Maintaining adequate evacuation routes throughout the City is of particular concern in the community. As described in the 2030 General Plan, new development must facilitate access by firefighting equipment and maintain adequate evacuation routes.

The Las Virgenes Municipal Water District (LVMWD) provides both water and wastewater service in Calabasas. In accordance with State mandates, LVMWD has developed an Urban Water Managements Plan (UWMP), which is updated every five years. The UWMP is a planning tool that generally guides the actions of water management agencies, providing managers and the public with a broad perspective on a number of water supply issues. Based on conservative water supply and demand assumptions out to 2040, the 2015 LVMWD UWMP identifies sufficient water supply to meet demand.[18] Analysis of the potable water system in the Integrated Water System Master Plan in 2014 resulted in recommended improvements to enhance system operations and reliability. Recommendations include piping, storage and pumping improvements. Implementing these projects would improve LVMWD's potable water infrastructure and optimize recycled water use to meet the existing and projected demand but do not change the availability of existing supplies or result in new supplies. The UWMP does not identify any wastewater treatment capacity issues.

[18] Las Virgenes Municipal Water District. 2016. 2015 Urban Water Management Plan Final. https://www.lvmwd.com/home/showdocument?id=6877

IV. REVIEW OF PROGRAM ACCOMPLISHMENTS

State Housing Element law requires communities to assess the achievements under their adopted housing programs as part of the update of the Housing Element. The 2014 Calabasas Housing Element contains a set of goals, policies and programs for the eight-year time frame of the housing element (2014-2021). Table 31 reviews each of the twenty programs in the Housing Element, including progress in implementation, effectiveness and continued appropriateness for the updated Housing Element. The results of this analysis will help to shape the comprehensive housing program strategy developed for the 2021-2029 Housing Element update.

Table 31: 2014-2021 Housing Element Accomplishments

Program/Action	Accomplishments
1. Single-family Rehabilitation Program ***Action:*** Assist 5 households annually, for 40 units over the planning period.	***Progress:*** Between 2014-2020, the City assisted 28 households rehabilitate their homes using CDBG funds. ***Effectiveness:*** The program has been effective in providing financial assistance to lower income homeowners to help improve their homes. While the City assisted an average of four households annually rather than its goal of five, it assisted a far greater number of extremely low and very low income households than anticipated. ***Continued Appropriateness:*** With the ongoing need to maintain the city's older housing stock, and mobile homes in particular, this program remains appropriate to the 2021-2029 Housing Element.
2. Home Repair Program ***Action:*** Coordinate with code enforcement to identify low/mod homeowners and provide loans on as needed basis.	***Progress:*** This program was initiated in 2012 to assist low and moderate income homeowners of severely dilapidated units cited for code violations to make needed repairs. In 2019, the City expanded the program to also offer loans for the development of accessory dwelling units (ADUs) to help meet the City's housing needs. The first $50,000 loan was issued in 2020 to assist a senior homeowner convert a garage into an ADU. ***Effectiveness:*** As currently structured, this program has had limited success. Refining the program to better assist low and moderate income homeowners add an ADU to their property could be a more effective use of funds. ***Continued Appropriateness:*** Evaluate refocusing this program on providing financial assistance to support the creation of ADUs, and include the revised program in the updated Element.

Table 31: 2014-2021 Housing Element Accomplishments

Program/Action	Accomplishments
3. Rental Assistance Program ***Action:*** Provide ongoing assistance to 50 households, contingent on funding.	***Progress:*** The City has continued to provide rental assistance to lower income, senior and disabled households. Rental payments are adjusted annually based on CPI, and have increased from $190 to $250/month during the planning period. As of October 2020, this program was providing assistance to 50 households with 42 of these households residing in the mobile home park. ***Effectiveness:*** The program is effective in addressing one of Calabasas' primary affordable housing needs – rental overpayment – and encompasses assistance to those most in need, senior households earning lower incomes. ***Continued Appropriateness:*** The program assists households at-risk of displacement due to rising rents, and remains appropriate to the Housing Element update.
4. Rental Registration Program ***Action:*** Continue to maintain the rental database.	***Progress:*** Annual rent information provided by apartment owners is entered into the City's rental database in July every year, and reported to the City Council. ***Effectiveness:*** The program provides an effective tool to monitor rent levels in the community, and to ensure 60-day notification of any rent increase in excess of 5%. ***Continued Appropriateness:*** AB 1482 (effective 1/2020) provides additional tenant protections, including limits on annual rent increases and prohibition of evictions and non-renewals of leases without just cause. The Rental Registration program should be updated in the Housing Element to reflect these new tenant protections offered under State law.
5. Mobile Home Park Preservation ***Action:*** Should tenants indicate interest in purchasing their mobile home park, provide information on the State's MPROP (Mobilehome Park Rehabilitation and Resident Ownership Program) funding and assist with the subdivision map waiver process.	***Progress:*** The City maintains the mobile home park designation for Calabasas Village Mobile Estates under both the General Plan and Development Code, and provides rental assistance to many of the park's residents. The City has had meetings with both the mobile home park property owner and HOA to assist with negotiating the park's long-term lease. ***Effectiveness:*** The City's actions have been effective in preserving the mobile home park. Space rents have however been increasing, pursuant to the terms of the lease agreement. ***Continued Appropriateness:*** This program remains appropriate to the Element. The City will provide the HOA with information on funding available through the State's MPROP program to assist in mobile home park purchase, as well as long-term loans to individuals to ensure continued affordability.

Table 31: 2014-2021 Housing Element Accomplishments

Program/Action	Accomplishments
6. Preservation of Assisted Housing ***Action:*** Preserve 140 at-risk units. Conduct economic analysis; meet with property owner; explore outside funding/ program options; provide technical assistance to tenants.	***Progress:*** The City had identified 140 affordable units at Malibu Canyon at risk of going to market rate because the associated bonds were set to expire in 2016. Subsequently, the City was informed in 2017 of Avalon Bay's (formerly Archstone Calabasas) intent to pay off their 2028 bond early, putting an additional 120 affordable units at risk of conversion. The City followed the steps outlined in the Housing Element program to work towards preservation, but was unsuccessful in both cases. Discussions with both the Los Angeles Community Development Commission (CDC) and California Housing Partnership (CHPC) informed the City that without significant financial resources, options to preserve these bond projects were quite limited. ***Effectiveness:*** The City undertook the following steps identified in the Housing Element to preserve the at-risk units: ➢ Conducted economic analysis to determine the cost of buying down the rents which proved too costly as it would exhaust City's Affordable Housing Trust Fund in just 2 years. ➢ Staff researched outside funding opportunities, including from LA County, but was unable to identify adequate funds for long-term preservation. Because ownership of Avalon Bay is a Real Estate Investment Trust (REIT), they are unable to use tax credits to extend affordability commitments. ➢ Met with both property owners to discuss options for preservation. Malibu Canyon was not interested in preservation, but Avalon Bay subsequently submitted an initiative to construct 161 new apartments on the site, in exchange for preservation of 80 of the original 120 affordable units. The initiative was not approved by the voters at the March 3, 2020 election. ➢ City staff has been available to provide assistance to each tenant explaining their rights and conversion procedures, and has proactively updated the City's website to include resources for tenant rights and other affordable housing options within the City and the region. Despite these actions, the program was not effective in preserving these affordable units. ***Continued Appropriateness:*** With the loss of these two bond projects, the City no longer has any affordable housing at-risk of conversion. Canyon Creek apartments was financed using tax credits, which extend through 2066, and units produced through the City's inclusionary ordinance require 30 year affordability covenants (future inclusionary units will require 55 year covenants). Nonetheless, an ongoing preservation program remains appropriate to the Element, and will include provisions established under AB 1521 for increased tenant noticing requirements and required owner reporting to HCD.

Table 31: 2014-2021 Housing Element Accomplishments

Program/Action	Accomplishments
7. Condominium Conversion Ordinance ***Action:*** Implement the City's current ordinance. Evaluate strengthening to require inclusionary units in projects approved for conversion.	***Progress:*** Between 2014 and 2019, there were no applications for condominium conversions and no inclusionary housing requirements imposed on condominium conversions. ***Effectiveness:*** Calabasas's condominium conversion regulations are designed to help mitigate the impacts on tenants of the units undergoing conversion by regulating noticing procedures and mandating relocation payments to cover the costs of moving. ***Appropriateness:*** The City's condominium conversion regulations remain an appropriate mechanism to ensure the safety and quality of units and to help mitigate the impacts on displaced tenants.
8. Residential Sites Inventory ***Action:*** Maintain current inventory of residential sites, and provide to interested developers in conjunction with information on incentives. Monitor impact of max 20 du/acre densities on feasibility, report on in annual Housing Element Report to HCD, and modify maximum density as appropriate.	***Progress:*** The Community Development Department staff continues to maintain a current inventory of residential sites for potential development. Three mixed income projects received planning entitlements during the planning period with densities ranging from 15 to 22 units/acre. ***Effectiveness:*** The City has been highly effective in providing information to the development community on site opportunities. ***Continued Appropriateness:*** Maintaining an inventory of suitable sites to address the City's regional housing needs (RHNA) remains an appropriate program for the Housing Element. The City will consider allowing higher residential densities at select locations as part of the updated Element.
9. Second Units ***Action:*** Re-evaluate second unit standards and educate public on availability. Prepare design guidelines and sample site plans. Seek to achieve 12 new second units.	***Progress:*** The City updated its second unit ordinance (now referred to as accessory dwelling units, or "ADUs") in January 2020, consistent with the most recent changes in State law governing ADUs and Junior ADUs. During the first seven years of the planning period (2014-2020), a total of 22 building permits were issued for ADUs, with an additional nine applications in process at the end of 2020, well exceeding the eight-year goal for 12 units. ***Effectiveness:*** The City's new ADU regulations have been effective in producing new units. The City has begun collecting information on anticipated rent levels as part of the ADU application, providing information on the affordability of these units in the community. ***Continued Appropriateness:*** ADUs provide housing opportunities for seniors, caregivers, and other modest income households, and thus a continuation of the program remains appropriate to the Element. Pursuant to new Housing Element requirements, the current program will be augmented to incentivize and promote ADUs, such as through creation of architectural prototypes and funding assistance offered through the City's Home Repair Program.

Table 31: 2014-2021 Housing Element Accomplishments

Program/Action	Accomplishments
10. Annexation of Unincorporated Areas ***Action:*** Pursue phased annexation of adjacent unincorporated areas.	***Progress:*** The City initiated annexation proceedings for two areas: West Agoura Road and Craftsman Corner. The West Agoura Road annexation was ultimately denied by LAFCO, but the Craftsman Corner annexation is still in process, this area recently added to Calabasas' sphere of influence annexation and the Tax Exchange Agreement currently being developed with the County. ***Effectiveness:*** The City has been diligently working towards annexation of the 145 acre Craftsman's Corner into Calabasas. The City's 2030 General Plan includes a vision to revitalize Craftsman's Corner as part of the City's "East Village" area, offering additional sites for mixed use development. ***Continued Appropriateness:*** Annexation of Craftsman Corner is in process and remains appropriate to the updated Element.
11. Inclusionary Housing Program ***Action:*** 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.	***Progress:*** The City continues to utilize the Inclusionary Housing Ordinance as a tool to integrate affordable housing within market rate developments. During the planning period, the following projects have been developed or received entitlements: ✓ Avanti Calabasas – 80 condominiums, including 8 very low income rental units ✓ Paxton Calabasas – 78 townhome apartments, including 4 very low income units ✓ Calabasas Creekside (Raznick) Senior Apartments – 42 apartments, including 5 very low income units Both Avanti and Calabasas Creekside were granted density bonus incentives to help offset the cost of providing affordable units. ***Effectiveness:*** With 17 affordable units produced during the planning period, the ongoing use of the mandatory inclusionary housing program has been key to Calabasas' success in producing affordable housing. ***Continued Appropriateness*:** The inclusionary program remains appropriate for the updated Housing Element.
12. Commercial/ Industrial Impact Fee Program ***Action:*** Provide affordable housing opportunities to Calabasas' workforce. Identify specific projects and programs for expenditure of impact fee revenues.	***Progress:*** During the first six years of the planning period (2014-2019), approximately $147,000 in commercial impact fees were deposited into the Affordable Housing Fund, bringing the total Fund balance to $1.6 million (June 2020). ***Effectiveness:*** While the City has had limited commercial development, funds generated nonetheless assist in addressing affordable housing needs. City Council has directed $500,000 in Affordable Housing Fund revenues towards the Home Repair and ADU Loan Program. ***Continued Appropriateness:*** As one of the City's few sources of funds to support affordable housing, the Commercial/Industrial Impact Fee program remains appropriate to the Element.

Table 31: 2014-2021 Housing Element Accomplishments

Program/Action	Accomplishments
13. Affordable Housing Development Assistance ***Action:*** Provide financial, regulatory and site identification assistance in support of affordable housing, with the goal to achieve one project in planning period.	***Progress:*** As discussed under the Inclusionary Program above, three mixed income projects were entitled and/or constructed during the planning period, providing 17 very low income units. The City provided density bonus incentives and concessions on two of these projects. In addition, the City provided a $50,000 low interest loan to a low/mod household for conversion of a garage into an ADU. ***Effectiveness:*** The City's regulatory and financial incentives have been effective in producing affordable units. ***Continued Appropriateness:*** Providing assistance in support of affordable housing remains appropriate to the Housing Element.
14. Green Building ***Action:*** Implement Green Initiative and promote the City's Green Building Program.	***Progress:*** The City has adopted the 2019 California Building Standards Code, including the California Energy Code and the CALGreen Code. Each of these codes have increased measures for energy efficiency, resource conservation, green building, and sustainability. The City's comprehensive Green Initiative encompasses numerous programs aimed at reducing greenhouse gas emissions, using finite natural resources more efficiently, and improving the quality of the environment. Programs which fall under this initiative include: Property Assessed Clean Energy (PACE) Retrofit Program; Recycling Program; Polystyrene and Single-Use Plastic Straw & Cutlery Ban; Secondhand Smoke Control Ordinance; Alternative Fuel Vehicle Fleet; and Watershed Management Programs. ***Effectiveness:*** The City has implemented CALGreen and provides information to the public about green building and the City's Green Initiative via the website. ***Continued Appropriateness:*** Promoting energy conservation and sustainable design in new and existing development remains appropriate to the updated Housing Element.
15. Density Bonus Program ***Action:*** Promote density bonus incentives via dissemination of the Affordable Housing brochure.	***Progress:*** Staff provides information on density bonus incentives and inclusionary housing requirements to all project applicants. The Avanti mixed-use project and Calabasas Creekside Senior Apartments were both granted density bonuses during the planning period. In addition, the pending West Village project is also proposing use of density bonus incentives. While the City did not prepare an Affordable Housing brochure, the City includes information on affordable housing incentives on its website. ***Effectiveness:*** This program has been effective in facilitating the production of mixed income housing in the City. ***Continued Appropriateness:*** Providing density and other incentives to facilitate the production of affordable housing remains appropriate to the Element.

Table 31: 2014-2021 Housing Element Accomplishments

Program/Action	Accomplishments
16. Development Code Amendment ***Action:*** Amend the Code to reduce separation requirement between shelters to 300 feet.	***Progress:*** The City has not yet amended the Development Code to reduce the minimum distance between emergency shelters from 1,000 to 300 feet. The City has not, however, had any inquiries or applications for an emergency shelter. ***Effectiveness:*** This program has not been implemented. ***Continued Appropriateness:*** Amendment of the Code to reduce shelter separation requirements consistent with SB 2 remains appropriate to the Element. Pursuant to AB 139, the amendment will also encompass changes to the parking standards for shelters from a ratio based on shelter size to a ratio based on the number of shelter staff.
17. Fair Housing Program ***Action:*** 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.	***Progress:*** Calabasas continues to contract with the Housing Rights Center (HRC) to provide housing discrimination assistance and tenant/landlord information. The City provides information on its website regarding fair housing services offered through HRC. ***Effectiveness:*** The City's fair housing program is effective in providing services and education regarding housing discrimination and tenant/landlord rights and responsibilities. ***Continued Appropriateness:*** Fair housing services remain appropriate to the updated Element.
18. Universal Design/ Visitability ***Action:*** Develop Universal Design and Visitability brochure, and provide to residential builders.	***Progress:*** The City has adopted reasonable accommodation procedures as part of the Development Code, and offers grants to qualified low income households for needed accessibility improvements. The City did not however implement a Universal Design program. ***Effectiveness:*** The program was not implemented. ***Appropriateness:*** Ensuring persons with disabilities continue to have fair access to housing remains important and will be implemented through reasonable accommodation policies as well as through the fair housing program. A Universal Design program is not viewed as appropriate for the updated Housing Element.
19. Senior Housing Opportunities ***Action:*** 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.	***Progress:*** The new Senior Center opened in 2016 on the Civic Center property, and offers a variety of recreational and support services to seniors. The City granted planning entitlements to a new senior housing facility, Calabasas Creekside Senior Apartments, which will provide 42 apartments, including 5 very low income units. ***Effectiveness:*** With the opening of the new Senior Center, a broad range of support services are offering to Calabasas' seniors, including housing referrals to independent senior living, assisted living, board & care, and memory care facilities. ***Continued Appropriateness:*** Senior citizens continue to represent a growing segment of Calabasas' population. Providing a variety of housing opportunities and support services remains an appropriate program for the Element.

Table 31: 2014-2021 Housing Element Accomplishments

Program/Action	Accomplishments
20. Housing Opportunities for Persons Living with Disabilities ***Action:*** 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.	***Progress:*** Within zip code 91302, which encompasses greater Calabasas, the North Los Angeles Regional Center (NLACRC) currently provides services to 159 residents with developmental disabilities, indicative that NLACRC's resources are well publicized. Among these residents, approximately 97 percent live with a parent, family member or guardian and three percent live in a foster/group home or an independent/supportive living program. a community care facility. These percentages highlight the need for people with developmentally disabled family members to have a variety of housing choices to provide ongoing care and support. ***Effectiveness:*** The City provides a link to the North Los Angeles Regional Center on its housing resources webpage on the City website, and has been effective in providing information on services available through the Regional Center for persons with developmental disabilities. ***Appropriateness:*** This program remains appropriate to the Housing Element.

Summary of Progress and Continued Appropriateness of 2014-2021 Goals, Polices and Programs

The goals and policies of the 2014-2021 Calabasas Housing Element remain appropriate to the updated element, and all of the Element's housing programs remain appropriate for continuation.

The Table below summarizes the quantified objectives contained in the City's 2014-2021 Housing Element, and compares the City's progress in fulfilling these objectives:

Table 32: Progress Towards 2014-2021 Quantified Objectives

Income Level	New Construction (2014-2020)		Rehabilitation (2014-2020)		Conservation	
	Goal	Progress	Goal	Progress	Goal	Progress
Extremely Low	44		1	8	50	50
Very Low	44	15	1	7		
Low	54		38	13	140	0
Moderate	57	8				
Above Moderate	131	184				
Total	330	207	40	28	190	50

New construction goal reflects Calabasas' 2014-2021 RHNA. Of allocation for 88 very low income units, half is allocated to extremely low income and half to very low income households. Progress includes
Rehabilitation goal and progress reflects the Residential Rehabilitation Program.
Conservation goal and progress reflects the City's Rent Subsidy Program, and Preservation of low income at-risk housing.

New Construction: The City's 2014-2021 Housing Element was adopted on December 11, 2013. A major focus of the General Plan on which the Housing Element is based was to provide expanded sites for multi-family and mixed use development at appropriate densities to address the City's regional housing needs (RHNA), along with a comfortable sites buffer. And while the Element provided sufficient sites capacity, the actual number of units constructed during the 2014-2020 period (207) represents just 63 percent of the City's RHNA (330). Through the City's inclusionary ordinance, the City was able to achieve twelve very low income units integrated within market rate developments, with entitlements for an additional five very low income units. In addition, the City issued building permits for 22 accessory dwelling units (ADUs), and based on information collected by the City on units to be occupied family members or household staff rent-free, along with review of rent levels on Zillow, three of these ADUs are affordable to households earning very low incomes and eight are affordable to moderate income households.

Rehabilitation: In terms of rehabilitation, the City's goal was to assist five households per year, for a total of 40 households. During 2014-2020, the City was successful in assisting 28 lower income households rehabilitate their homes using CDBG funds. While the City assisted an average of four households annually, it assisted a far greater number of extremely low and very low income households than anticipated.

Conservation: The City's conservation goal included continued provision of monthly rental subsidies to 50 households via the Rental Assistance Program, which the City has continued to maintain, as well as increasing the subsidy amount. The second component of the conservation goal was for preservation of the 140 at-risk bond units in Malibu Canyon Apartments at risk of going to market rate because the associated bonds were set to expire in 2016. Subsequently, the City was informed in 2017 of Avalon Bay's (formerly Archstone Calabasas) intent to pay off their 2028 bond early, putting an additional 120 affordable units at risk of conversion. A described earlier in Section II.H, the City followed the steps outlined in the Housing Element program to work towards preservation of both these projects, but was unfortunately unsuccessful in both cases.

V. ENERGY CONSERVATION OPPORTUNITIES

"Green buildings" are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency and lessen a building's overall environmental impact. The City of Calabasas is committed to securing its long-term sustainability by implementing a green initiative to improve the quality of the environment, reduce greenhouse gas emissions and use finite natural resources efficiently. The City's green initiative is aimed at promoting environmentally responsible development, upgrading existing city facilities, and educational outreach.

Calabasas adopted its first green building ordinance in January 2004, requiring all new and substantially renovated non-residential buildings greater than 500 square feet in size to utilize environmentally efficient site and building design, sustainable construction practices, and rapidly renewable or recycled building materials. On September 23, 2009, City Council adopted the California Green Building Standards Code, which now applies to all projects within the City, including residential. This Code was updated in November 2010 and again in January 2011.

Calabasas' green initiative encompasses numerous activities summarized on the City's Green City webpage, with numerous links to outside resources. The following highlights some of the City's green projects and programs:

- **Property Assessed Clean Energy (PACE) Program** - City of Calabasas is working with Los Angeles County to provide energy efficient retrofits to its residents. The County is investing approximately $11 million in federal grant funds to develop a PACE program to serve the county's 88 cities. The program is designed to encourage private property owners to invest in energy efficiency retrofits and is key part of a broader home retrofit program for LA County. The LA County PACE program is authorized under California's AB 811, which enables municipalities to provide private property owners with the ability to finance energy efficiency and renewable energy improvements through a voluntary property tax assessment that is paid back over 20 years.

- **Calabasas Civic Center** -In July 2008, the City of Calabasas completed construction of a high performance, resource-friendly Civic Center consisting of a City Hall and Public Library. Both buildings were designed to meet a "Gold" standard from the United States Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) Green Building Rating System for new construction. Sustainable design features include the use of energy and water efficient HVAC and plumbing systems, recycled and locally manufactured materials, use of a "cool" energy star rated roof, drought tolerant landscaping, low flow irrigation system, use of recycled water for landscape, use of natural daylight, increased views, systems to monitor and provide healthy indoor air quality and much more. Both the City Hall and Public Library were awarded a LEED Gold Certification by the United States Green Building Council (USGBC) on January 20, 2010.

- **Recycling Program** – With the passage of AB 939, Calabasas has set up a number of recycling programs to ensure it meets and exceeds the State's goal of a 50 percent diversion rate including programs for curbside recycling, construction waste recycling, electronic waste recycling, and household hazardous waste round-ups. In addition, staff provides outreach and technical assistance to residents, businesses and the schools to maximize waste prevention and recycling.

- **Alternative Fuel Vehicle Fleet** – The City's vehicle fleet consists of automobiles, trucks, and vans for City employees and public transit shuttles and old-fashioned trolley cars to serve the public. Recognizing that standard gasoline using automobiles consume considerable energy and contribute significantly to air pollution, the City continues to build a vehicle fleet consisting of alternative fuel vehicles that run off of compressed natural gas (CNG) or involve hybrid gas/electric engines to improve fuel efficiency. Recently, the City added nine hybrid vehicles to the City's fleet for use by inspectors, saving gallons of gas from being consumed each year.

- **Green Rebates and Incentives** – The City's Green City webpage includes a comprehensive listing of available financial incentives for use of green appliances and utilities in single-family homes, multi-family structures, and commercial properties. The webpage also provides detailed information for residents on how to retrofit their homes to make them greener.

- **Polystyrene Ban** – In 2007, the City Council adopted an ordinance banning the use of Polystyrene (Styrofoam) by retail food establishments, nonprofit food providers and City facilities. The ordinance requires food establishments to use environmentally acceptable packaging.

- **Second-Hand Smoke Ordinance** – The City enacted a comprehensive second-hand smoke ordinance in 2006 which restricts smoking in all public places, including parks, sidewalks, parking lots, patios and outdoor balconies.

The Calabasas 2030 General Plan is predicated on creating a more sustainable community for existing and future residents. The Land Use Element establishes a new Mixed Use designation where people can live, work and shop without getting in their cars, and continues to permit the integration of residential uses in most commercial districts. The Conservation Element establishes numerous policies in support of sustainable development, including:

- Promote neighborhood designs that minimize energy use – e.g. mixed-use development to allow residents to live where they work and shop

- Promote site design to minimize energy use – e.g. maximize solar access by use of non-reflective glass on south facing walls
- Promote building designs that minimize energy use – e.g. design buildings to maximize internal lighting
- Promote incorporation of energy conservation measures in existing and new developments