

Michael Klein

From: Ross Johnson <[REDACTED]>
Sent: Friday, July 30, 2021 1:09 PM
To: Michael Klein; housingelements@hcd.ca.gov
Subject: Calabasas Draft Housing Element Not in Compliance With State Law

Dear HCD and the Calabasas,

Thank you for allowing the public to comment on Calabasas's draft housing element, which is currently not compliant with state law. YIMBY Law's concerns are outlined below.

CALABASAS DOES NOT PROVIDE ENOUGH SITE CAPACITY FOR MODERATE INCOME HOUSING.

Calabasas has not provided sufficient site capacity to accommodate the state mandated minimum amount of very low income housing.

“[T]he share of a city or county of the regional housing need shall include that share of the housing need of persons **at all income levels**”. “[A]ctions should be taken by local and regional governments to ensure that future housing production meets, **at a minimum**, the regional housing need” (emphasis added). Cal. Gov't Code § 65584(a)(1) - (2). The statute language makes it clear that regional housing needs are a mandated minimum, rather than a suggestion.

The 6th Cycle RHNA Plan requires that Calabasas provide enough site capacity to accommodate 70 moderate income housing units. However, Calabasas's housing element provides capacity for only 17 moderate income housing units. Thus Calabasas has not provided enough moderate income housing capacity.

To remedy this situation, the city should ensure that enough housing capacity is created to provide 15-30% capacity buffers at each level of income, including very low income, to avoid violating the No Net Loss requirement. *See* Cal. Gov't Code § 65863(c)(1). Otherwise, the County risks falling afoul of the No Net Loss requirement, making it vulnerable to mid-cycle rezoning, a costly process in terms of time, money, and political will.

CALABASAS DOES NOT MAKE MANDATORY FINDINGS THAT LOWER INCOME SITES WILL BE DEVELOPED

If a city assigns 50% or more of its lower-income RHNA to non vacant sites, the city must make “findings based on substantial evidence that the [existing] use [of the sites] is likely to be discontinued during the planning period.” (Gov. Code § 65583.2(g)(2).)

Calabasas was allocated 201 lower income units. Appendix C of the draft housing element notes that only 56 of the sites listed in the site inventory are on vacant sites, meaning more than 50% of the parcels in the site inventory are non vacant. Thus the city is required to make findings that the non vacant lower income sites listed in Appendix C are likely to be discontinued. Calabasas does not make these findings, meaning the draft housing element is not in compliance with state law.

Calabasas's 201 lower income housing units is relatively low. For comparison, La Canada Flintridge, a nearby town with roughly the same population and much higher median income, was allocated 386 lower income units. We ask that Calabasas make a good faith effort to follow the law, since the city has been given a lenient allocation for lower income housing.

I respectfully request that Calabasas's housing element not be certified until they remedy the concerns mentioned in the letter.

Kind regards,
Ross Johnson
YIMBY Law

*YIMBY Law is a 501(c)(3) non-profit corporation. YIMBY Law is not a law firm. I am not a lawyer. Nothing in this letter should be construed as legal advice. Instead, I am a California resident reporting my concerns after reviewing publicly available information.

Michael Klein

From: Mark Shear <[REDACTED]>
Sent: Sunday, August 1, 2021 1:38 PM
To: HousingElement
Subject: Calabasas Housing Element

To Whom It May Concern:

I served on the Parks, Recreation and Education Commission for a number of years. There is a parcel of approximately 1 acre at the corner of Las Virgenes and Los Hills Road that we were not able to connect with or develop in conjunction with Juan Batista park due to the creek that separate the two and the below road grades creating a problem for access.

This property could be sold for development with road access allowing for parking to be built below an apartment building podium. This might be worth looking at to include in the housing element. Otherwise, I think the housing element draft plan makes sense. Bravo on the work on this.

Please feel free to contact me if I can be of help,

Mark Shear

[REDACTED]
Calabasas

Michael Klein

From: J Vanwater <[REDACTED]>
Sent: Thursday, September 2, 2021 11:07 AM
To: Michael Klein
Cc: Jamie Francis
Subject: Re: Calabasas Apartment Complexes

To the planning commission I am Jamie Francis Wendell and I really want to encourage the city to know using section 8 as a recipient has been hard. You don't have a housing authority so the county payment standards are much lower than what landlords charge. Please be it known I wasn't even aware of a housing lottery as a county resident. During COVID the city still has to apply and implore their staff to make things easier on people who can't or don't have access to city hall and the city website or publications don't post updates. The housing element is essential to know people on fixed income can't qualify for a moderate affordable unit apartments in Calabasas renting for 2500.00 that is not feasible! Some of us on an income bracket need a low or very low income unit that will not cost beyond 1600.00 la county payment standard for 1 bedroom or 1400.00 for a studio. This is the necessity to put in your ordinance to follow SCAG and State mandates since many of your property developers need to know the laws as well and follow these guidelines! I can't easily move from one county city to another with my voucher without the jeopardy of losing it if a landlord backs out because they want the full amount or want more money in section 8 that the county will not payout. I've been in those situations. The price is set so affordable housing must have income contingencies so people who only earn 11,500 or less than 12,000 annually with social security and a section 8 voucher can qualify and won't get priced out a year after moving into a unit in Calabasas. I have been a county resident for over a decade with my anxiety and asthma and need of a quiet safe community. Thank you for your consideration of my situation as a county resident who wants to move into Calabasas.

Jamie Francis
[REDACTED]

Sent from my iPhone

On Aug 31, 2021, at 1:27 PM, J Vanwater <[REDACTED]> wrote:

Thanks Michael, I'll have to look at the housing element you sent to me but I can try to come to city hall but not sure if I can make it by 12 noon but I'll ask a friend since we will be in Woodland Hills and maybe go before his car inspection at Vista Ford on Ventura at 11am. I'll ask him to go west of the motion picture foundation where he is a member as a movie studio teacher to City hall if we can get there but if not I'll email you too. I can try to compile a letter or at least write it out in ink, but the discouraging thing is rents are too high for section 8 that the county will not pay out that my choices are limited to qualifying for low income moderate affordable units if not selected by random lottery.

Sent from my iPhone