

Please Start Here

General Information	
Jurisdiction Name	Calabasas
Reporting Calendar Year	2021
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City	Calabasas
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Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

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Planning Period	5th Cycle	10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

**Table A
Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus	
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	13	13	13	0	
	2069-087-009	4790 Las Virgenes	West Village	160003152	5+	R	10/17/2016	18						162	180	0	180	No	Yes
	2079-016-026	3906 Bon Homme	N/A	SPR-2021-026	ADU	R	11/30/2021							1	1	1		No	No
	2069-067-009	23309 Park Colombo	N/A	ZCL-2021-045	ADU	R	3/2/2021							1	1	1		No	No
	2069-095-031	25420 Prado de las Calabasas	N/A	APR-2021-020	ADU	R	5/19/2021							1	1	1		No	No
	2052-028-009	26970 Helmond Dr	N/A	ZCL-2021-973	ADU	R	4/2/2021							1	1	1		No	No
	2080-004-001	3747 Eddingham	N/A	ZCL-201-919	ADU	R	2/28/2021							1	1	1		No	No
	2068-022-019	4220 Park Alisal	N/A	ZCL-2021-044	ADU	R	2/28/2021							1	1	1		No	No
	2069-090-0024	25242 Prado del Granisoso	N/A	ZCL-2021-050	ADU	R	3/4/2021							1	1	1		No	No
	2052-034-016	26060 Farmfield	N/A	ZCL-2021-111	ADU	R	5/17/2021							1	1	1		No	No
	2068-019-031	4416 Park Aurora	N/A	ZCL-2021-115	ADU	R	5/20/2021							1	1	1		No	No
	2052-033-076	5710 Lyon Ct	N/A	ZCL-2021-149	ADU	R	6/25/2021							1	1	1		No	No

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 Cells in grey contain auto-calculation formulas

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																									
Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement							Affordability by Household Incomes - Building Permits												
1				2	3	4							5	6	7							8	9		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure (R=Rentor O=Owner)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	
Summary Row: Start Data Entry Below																									
	2079-019-044	22705 Sparrowdel		ZCL-2021-162	ADU	R						1		8/12/2021	1						1			10/14/2021	1
	2079-016-026	3906 Bon Homme Rd B		ZCL-2021-036	ADU	R							1	5/4/2021	1							1		5/12/2021	1
	2069-101-021	25242 Prado del Granidoso B		ZCL-2021-304	ADU	R						1		1/22/2021	1							1		5/11/2021	1
	2052-028-009	26970 Helmond Dr B		ZCL-2021-073	ADU	R						1		4/19/2021	1							1		9/29/2021	1
	2052-032-009	5059 Ludgate Dr B		ZCL-2020-002	ADU	R						1		2/12/2020	1							1		4/13/2021	1
	4455-054-020	24011 Alder Pl B		ZCL-2020-189	ADU	R						1		3/18/2021	1							1		3/22/2021	1
	2052-015-018	5405 Ruthwood B		ZCL-2020-161	ADU	R							1	11/23/2020	1								1	3/1/2021	1
	2052-019-012	26124 Roymor Dr B		ZCL-2022-163	ADU	R						1		1/15/2020	1							1		8/9/2021	1
	2069-034-020	24803 Via Pradera B		ZCL-2020-133	ADU	R						1		9/30/2020	1							1		9/20/2021	1

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	88	-	-	8	-	-	4	-	-	-	12	76
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	54	-	-	-	-	-	-	-	-	-	-	54
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	57	-	-	-	-	-	-	-	-	-	20	37
	Non-Deed Restricted		-	-	1	2	4	1	-	5	7		
Above Moderate		131	-	15	15	43	18	78	10	2	2	183	-
Total RHNA		330											
Total Units			-	15	24	45	22	83	10	7	9	215	167

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

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Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Single-family Rehabilitation Program	Assist 5 households annually, for 40 units over the planning period.	2014-2021	Complete. The City had to suspend its Residential Rehabilitation assistance for 2021 due to Covid-19 restrictions. However, the City provided assistance to more than 40 households during the planning period.
Home Repair Program	Coordinate with code enforcement to identify low/mod homeowners and provide loans on as needed basis.	2014-2021	Ongoing. No qualifying homes have yet been identified. However, the City Council has allocated up to \$500,000 from the City's Affordable Housing Trust Fund to provide loans (up to \$100,000) for homeowners to make repairs necessary to bring substandard properties into conformance with the Calabasas Building Code.
Rental Assistance Program	Provide ongoing assistance to 50 households, contingent on funding.	2014-2021	Ongoing. The City continued to provide monthly subsidies to 50 residents through 2021. The subsidies increased from \$250/month to \$254/month in October 2021.
Rental Registration Program	Continue to maintain the rental database.	Update the database on an annual basis.	Ongoing. Annual rent information provided by apartment owners is entered into the City's rental database in July of every year, and reported to the City Council.
Mobile Home Park Preservation	Provide tenants information on MPROP funding as appropriate.	2014-2021	Ongoing. Staff continues to work with Park management to keep tenants informed about the CDBG Residential Rehabilitation program.

<p>Preservation of Assisted Housing</p>	<p>Preserve 120 at-risk units. Conduct economic analysis; meet with property owner; explore outside funding/ program options; provide technical assistance to tenants.</p>	<p>Economic analysis and meet with property owner in 2014. Proceed with other actions one year prior to expiration (2015)</p>	<p>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 intent to pay off their bond early, putting an additional 120 affordable units at risk of going to market rate. While the City was unsuccessful at preserving the affordable units at both properties, the City followed the steps outlined in the program in order to attempt to preserve the units. In both cases, staff conducted an economic analysis to determine the cost of buying down the rents, and determined that was not a viable option because the City's Affordable Housing Trust Fund would be exhausted in less than two years. The City contacted both property owners prior to the expiration of the bonds to discuss options for preserving the affordable units. Malibu Canyon was not interested in preserving the units. After meeting with staff to discuss options for preserving units, Avalon Bay submitted an initiative to construct 161 new market rate units and preserve 80 affordable units. The initiative was not approved by the voters at the March 3, 2020 election. Staff researched funding opportunities, including assistance from LA County, for both properties, but could not find enough funding that would provide long term preservation. Finally, staff has been available to provide assistance to each tenant for their rights, 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.</p>
<p>Condominium Conversion Ordinance</p>	<p>Implement the City's current ordinance. Evaluate strengthening to require inclusionary units in projects approved for conversion.</p>	<p>Complete review/ revision of ordinance by 2015.</p>	<p>Complete. The City continues to implement the current Ordinance. Upon staff review of the existing ordinance, no changes were identified as necessary.</p>
<p>Residential Sites Inventory</p>	<p>Provide information on available sites and incentives to developers. Monitor impact of max 20 du/acre densities on feasibility, and modify as appropriate.</p>	<p>Maintain sites inventory ongoing. Report impacts of max. densities in Annual Housing Element Report to HCD.</p>	<p>Complete. Staff continues to maintain the sites inventory. Annual Housing Element progress reports are underway.</p>
<p>Second Units</p>	<p>Re-evaluate second unit standards and educate public on availability. Prepare design guidelines and sample site plans. Seek to achieve 12 new second units.</p>	<p>2015</p>	<p>Complete. The City has updated its second unit ordinance in response to state legislation regarding Accessory Dwelling Units. As a result, the Planning Department approved 13 new second units in 2021.</p>

Annexation of Unincorporated Areas	Pursue phased annexation of adjacent unincorporated areas.	2014-2021	Ongoing. In December 2013, the City Council approved a Resolution to initiate proceedings related to the annexation of Craftsman Corner. In May 2014, Council directed staff to initiate LAFCO proceedings related to the annexation of West Agoura Road and pre-zoned the territory accordingly. In January 2019, LAFCO denied the City request to annex West Agoura Road, which would have helped the City provide a more sustainable workforce/job balance.
Inclusionary Housing Ordinance	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.	Identify programs in Housing Element (2013) for Housing Fund. Develop & disseminate Affordable Housing brochure (2014).	Complete. The Inclusionary Housing ordinance is available to the public on the City's website via the link to our updated Municipal Code. On July 25, 2013 the Planning Commission approved a mixed-use project, which includes 80 condominium units, 8 of which are one-and two-bedroom affordable units. Qualified tenants moved into these units in 2017. A townhouse project on Las Virgenes Road was completed in 2020, 4 of the 78 units are deed restricted for very low income qualified tenants. The City held a lottery to establish a priority wait list for these 4 units, which were occupied by the end of 2020.
Commercial/Industrial Impact Fee Program	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.	Identify programs in Housing Element (2013) for Housing Fund.	Ongoing. Staff continues to provide developers with information regarding the inclusionary requirements. Programs for expenditure of funds were identified in the 2014-2021 Housing Element.
Affordable Housing Development Assistance	Provide financial, regulatory and site identification assistance in support of affordable housing, with the goal to achieve one project in planning period.	Develop project concept and issue RFQ in 2018	Ongoing. Additional state grants from CDBG-DR will assist in securing a new project. Scheduled for future reporting period.
Green Building	Implement Green Initiative and promote the City's Green Building Program.	2014-2021	Complete. The City continues to implement the Green Building Ordinance.
Density Bonus Program	Promote density bonus incentives via dissemination of the Affordable Housing brochure.	Develop and disseminate Affordable Housing brochure in 2014.	Complete. Density Bonus information is provided by staff to all project applicants with qualifying projects.
Development Code Amendment	Amend the Code to reduce separation requirement between shelters to 300 feet.	2014	Amendment not yet initiated.

