

# 2021 – 2029 Housing Element Update



CITY *of* CALABASAS

City Council  
March 30, 2022

# 2021 - 2029 Housing Element Update

- Must include all the same components as the prior Housing Element, plus additional new features to meet new State laws, including:
  - Analysis of local ordinances and regulations that “impact the cost and supply of residential development”, and (per AB 879);
  - Sites inventory to accommodate all income categories and which can be maintained throughout the planning period, as required to meet strengthened “No Net Loss” housing statutes (per SB 166).
  - Sites inventory which includes only properties realistically available and capable of supporting new housing development - e.g., by having all necessary utilities, are not encumbered by legal constraints, etc. (per AB 1397).
  - Program(s) to address Affirmatively Furthering Fair Housing (AFFH)



# Background

- On October 13, 2021, the City Council held a noticed public hearing and adopted Resolution No. 2021-155, approving the 2021-2029 Housing Element update, and corresponding updates to the Land Use Element.
- Subsequent to Council approval, staff submitted the adopted Housing Element to HCD for its official review for certification of conformance with state housing laws.
- On January 24, 2022, the City received a comment letter from HCD identifying four additional points of revision in the City's 2021-2029 Housing Element update, which need to be addressed for HCD certification.
- On February 15, 2022, Planning staff and consultant, Karen Warner, convened a meeting with HCD representatives to discuss the outstanding comments and staff's proposed approach to addressing HCD's concerns.



# Comment 1

## Affirmatively Furthering Fair Housing:

HCD acknowledged that the adopted Housing Element identifies actions to address housing mobility enhancement, new housing choices, place-based strategies for community preservation and revitalization, and displacement protection. However, HCD stated that to create meaningful impact and to overcome contributing factors to fair housing issues, the **proposed actions identified in the City's Housing Element must be supported by specific milestones and metrics**, and that the specified program actions be revised for consistency with Table B-6.



# Response to Comment 1

## Affirmatively Furthering Fair Housing:

Revisions to the Housing Element which address this comment include the addition of specific milestones and metrics through insertion of a new Table V-5, “Summary Matrix of Fair Housing Issues and Actions for Mitigation”. **This new table summarizes the fair housing issues, factors, and actions which are presented in detail within Table B-6 in Appendix B.** Table B-6 of Appendix B has been revised as well. Refer to pages V–50 to V-53 in the redline copy of the revised Housing Element, and pages B-48 to B-51 of Appendix B.



# Comment 2

## Feasibility of Site #8 to Accommodate Additional Housing:

The inventory of vacant sites and sites having realistic and demonstrated potential for redevelopment includes the 30-acre Site #8, the Avalon Apartments property. This site is specified as having the capacity for an additional 72 units. HCD stated that: A) it was not clear how the additional housing units could be accommodated in addition to the existing 600 units; and. B) that the discussion of Site #8 failed to explain “what [City] approvals would be necessary to ensure a 72-unit project could occur.” In particular, HCD stated that it was unclear how the described six new structures and 72 additional housing units would conform with existing development standards, including parking requirements. “[T]o accommodate the new units, the element should clarify whether additional parking would be required beyond that which is already on the site or whether a project be required to seek a parking exception.” **HCD concluded that the Housing Element must be revised to include a program to facilitate approval of additional housing development on site #8**, particularly in light of “recent community opposition to a project on this site along with the existing entitlement process.”



# Response to Comment 2

## Feasibility of Site #8 to Accommodate Additional Housing:

Revisions to the Housing Element which address this comment **include a more detailed explanation of existing conditions at Site #8**, greater detail about how infill development may be accommodated among and between the existing structures, and additional evidence regarding landowner interest in pursuing such a project. Refer to pages V-18, V-19, and V-24 in the redline copy of the revised Housing Element.



# Comment 3

## City's Review and Approval Processes as a Housing Development Constraint:

HCD recognized that the adopted Housing Element includes additional information regarding the City's review and approval processes for multi-family development (pages G-48 to G-50). However, the agency nonetheless found this information to be insufficient. Specifically, HCD stated that the referenced section of the element must be revised to include an analysis of the permitting process as a potential constraint and **tangible solutions to remove such constraints**. For example, HCD stated the "... element provides information on Community Forums but should evaluate impact on [housing] development." Furthermore, HCD specified that "...the analysis should assess the impact of the many community meetings and approval hearings on approval certainty, supply, affordability, timing, and other relevant factors and discuss the City's recent track record of multifamily development."





# Response to Comment 3

## City's Review and Approval Processes as a Housing Development Constraint:

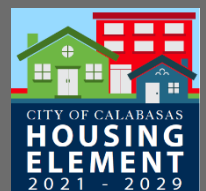
Revisions to the Housing Element respondent to HCD concerns about the City's high number of required public meetings and hearings include the addition of a new paragraph under the "Objective Design Standards" program heading, stating that **housing projects on any of the identified future housing sites shall be exempt from the Community Development Forums requirement.** Also, within Appendix G the descriptions of project review processes conducted by the Development Review Committee and the Architectural Review Panel have been revised to make them clearer. *Refer to pages V-47, V-48, and V-59 of the redline copy of the revised Housing Element, and pages G-48 to G-51 of Appendix G.*



# Comment 4

## Demonstration of Outreach to All Economic Segments of the Community:

HCD stated that the adopted Housing Element should be revised to **include additional information about specific strategies and efforts made by the City to reach all economic segments and special needs populations in the community during the public participation process.** “For example, through conversations with the City’s consultant HCD understands that translation services were provided, and senior groups were directly contacted for the survey. The element should incorporate this information and any other strategies used to reach all economic segments during the development and adoption of the housing element.”



# Response to Comment 4

## Demonstration of Outreach to All Economic Segments of the Community:

Revisions to the Housing Element which address this comment **include more expansive and descriptive summarizations of the community outreach efforts employed as part of the planning process for the updated Housing Element.** Refer to pages V-2, V-4, and V-6 in the redline copy of the revised Housing Element, pages B-2 and B-3 in Appendix B, and page F-1 in Appendix F.



# City Council Action

Staff recommends that the City Council adopt Resolution No. 2022-1778 approving the Revised 2021-2029 Housing Element, consistent with statutory requirements of California Housing Element Law.

